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CHANGES IN THE SAN FRANCISCO HOUSING INVENTORY

SAN FRANCISCO DEPARTMENT OF CITY PLANNING ·:· 1972

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CHANGES IN THE SAN FRANCISCO

HOUSING INVENTORY

1971

SAN FRANCISCO DEPARTMENT OF CITY PLANNING, MAY, 1972

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PREFACE

The primary purpose of this report, the sixth annual issue since the series was started in 1967, is to present information about the housing stock of the City derived from available City records. The format of the publication is essentially the same as all earlier issues, permitting comparison of figures with prior years. Last year, a departure in the format was made to accommodate a description of public actions, such as urban renewal, which directly affect the housing stock. Since these activities are comprehensively reported in the City's latest Workable Program submission, the last section in this year's Housing Inventory Report presents census tract tables from the advanced set provided the City by the Bureau of Census. Much information useful to housing analysts and not available from any other source is contained in these tables. Because the Department's budget for disseminating this kind of information is small, this publication is the logical choice for incorporating it. Later, copies of the census tract publications may be obtained from the Government Printing Office and will contain more detailed statistics.

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SUMMARY

1. In 1971, a net gain of 940 units was the best showing since 1966 for the City. This net gain, the difference between 1,497 units certified complete and 557 units demolished (exclusive of hotels and lodging house rooms) is largely due to the completion of projects in redevelopment areas and public housing.

2. A pattern of loss in lower density (three-unit or less) structures and units continues, despite completions. However, overall, the City showed a net gain in structures, which is a contrast with annual net losses of residential structures since 1968. The lowest figure since 1967, 557 units, were recorded demolished in 1971. The largest single category of loss was in single-family units, most of which were taken in private market actions. Public action accounted for a lower percentage of units this year than last.

3. Over 50 percent of the certified completions were in buildings or complexes containing twenty or more units. In this respect, the trend for building in San Francisco follows the pattern of the Sixties, in which higher densities are reinforced, often at the expense of lower-density housing. Nearly three-quarters of all units completed were in structures or complexes containing five or more units.

4. In 1971, permits issued in San Francisco for residential construction amounted to about 5 percent of the authorizations for the nine-county Bay Area, and about 7.5 percent of the total estimated cost of construction. At the same time, San Francisco's dollar share of nonresidential construction was 44.9 percent. A review of the years 1967 - 1971 reveals a consistent pattern, though the City's share of nonresidential cost is less. These figures tend to underscore the changing functions of San Francisco in the region.

5. Cost figures compiled for the last five years show that San Francisco has never ranked less than fourth among counties in average estimated cost per dwelling unit. Since 1968, the place of San Francisco has risen steadily until, in 1971, its average cost figure was highest for all nine counties. This is significant because in the counties which consistently exhibited

higher costs (Marin and San Mateo), single-family dwelling units predominate, and the lower costs of multiple unit development should have offset this figure. If it is remembered that the land costs and other charges are not included in the estimate of construction costs, the price of new housing in San Francisco is significantly higher than in surrounding counties.

6. Most districts of the city showed a net gain in housing. Especially high were those in which redevelopment and public housing units were completed. This was especially true of the Western Addition area and the area including Diamond Heights and the site of new housing for elderly persons in the Mission District. The Richmond and Outer Sunset were next in gains; and in the former, the two- to four-unit building predominates completion. Their growth in the Richmond was accompanied by a loss of single-family units there, a pattern familiar to those who followed residential development in the Sixties.

INTRODUCTION

Purpose and Scope of the Report

The purpose of this series of reports is to record the annual changes in the housing inventory of San Francisco. By annual changes in the housing inventory are meant the number of units certified complete, the number demolished, and the net figure, the difference between the completed and the demolished.

In this report, the sixth since the series was begun, the information about the housing stock is principally that derived from the records of the Department of Public Works (see below). As noted in previous reports, current information about a number of aspects of the housing market would be useful and is certainly desired. However, budgetary constraints on both the gathering and publication of such information are severe with the result that only more readily available information can be used. Despite this limitation, there is much of interest in the statistics based upon available public records. Since the format of these reports has been kept uniform, it is possible to make direct comparisons with the annual series back to 1967, and with the information contained in the 1960-66 report. Some of the information of the 1967-71 period is summarized in this report.

Housing information based on the 1970 Census is being released this year. While the Department expects to prepare a report based upon completed census materials, both in computer output and published form, in this report the reader will find included the set of tables (H1) issued in advance to Census Key Agencies. The tables contain data on occupancy, utilization and financial characteristics of housing units by census tracts and, thus, are valuable in analyzing the housing market. While these and other tables will eventually be available in the Census publication, PHC-1, Census Tract Reports, inclusion of these tables in this report will increase the useful dissemination of information. The tables are offered without analysis or comment.

As noted in the preface, discussion of public actions that affect the housing market has not been included in this year's report. At the time of writing, the City's official statement of those actions, the Workable Program, is being intensively reviewed by governmental agencies and public

groups. Inclusion of information here would be a repetition of material covered in that document. In last year's report, the possibility of combining various informational resources to provide a better view of the housing stock of the City was mentioned. Although some progress has been made in that direction (see below, Demolition Permits), it has become apparent that only with a considerably greater expenditure of effort by the City can a satisfactory system be realized. Given the present state of municipal finance and the priorities it must serve, information on housing in the City contained in these reports, at least, will depend upon much the same sources in the future as it has in the past.

Sources of Information for the Report

The principal source of information for this report is records kept by the Central Permit Bureau of the Bureau of Building Inspection, Department of Public Works. The two documents mainly used are: Certificates of Final Completion and Demolition Permits. The former record is the source of information about new construction in place, the latter of housing units removed.

Certificates of Final Completion are filed by Building Inspectors when they certify that a building has been completed to their satisfaction. This has two important consequences for inventory figures. First, unlike the building permit, this record is a firm indication that the structure has been built and that the units are, in fact, available for occupancy. A building permit, though granted, may not be acted upon and the units accounted for by it never brought into being. Second, it is entirely possible that a building may be occupied before it is certified complete. That has happened in several major apartment buildings in the city, so that, unless they are counted in advance of the certification, their formal inclusion in the record may follow by a year and a half their actual entry in the housing stock. This lapse of time must be understood for it has sometimes been pointed out that developments exist not counted in a current year's report. To keep the record consistent, however, development is not reported unless it has been recorded, or unless there is a special circumstance which would make reporting it desirable prior to the filing of a certificate.

Demolition Permits are applied for at the Central Permit Bureau, usually by contractors removing the structure. Since the application is made by persons not always familiar with the interior arrangements of the building, the

information about the units contained is frequently incomplete or in error. This requires additional research by the staff of the Department of City Planning who use a variety of records to establish the correct number of units which existed in the demolished structure. It would be desirable to have additional data on the number of rooms, age of structure, nature of the previous occupancy, etc., but these facts are simply not available at this time.

Early in 1972, as a result of concern by citizen groups over numbers of units reported demolished in the Workable Program, the Bureau of Building Inspection instituted a new procedure which will make each demolition permit subject to review by the district building inspector. It is hoped that this procedure will both eliminate a duplication of reporting, which appeared to be part of the cause for an inflated count of demolished units in the Workable Program report, and will provide some of the desired information noted above. However, since this practice was not in effect for 1971, the Department cannot guarantee that the figures from all sources for demolished structures will agree. Consequently, this year's report records those listed from demolition permits and does not attempt the reconciliation arrived at in the Workable Program.

Net Change

For the first time since 1967, the City showed a gain in the number of housing structures. In 1971, the net gain in structures, 33, contrasted with the loss of 77 in 1970, 89 in 1969, and 21 in 1968. In 1971, too, the 940-unit net gain added to the inventory was the highest since 1966. From 1967 and 1968, with 721 and 778-unit net gains respectively, there was a sharp decline for 1969 and 1970 (467 and 260 unit additions), reflecting low production and high demolition rates. Although annual completions were the highest since 1966, the 1971 figure of 1,497 units is about half that of the 3,000 certified in 1966. Again, the balance between construction and demolition indicates a net loss of low density (one- to three-unit) buildings. This has been a fairly consistent trend in the annual reports since 1967, though it is somewhat less severe in 1971 than it was in 1970. In 1971, the net loss of 37 one- to three-unit structures was considerably lower than the loss of 85 one- to four-unit structures in 1970. Fewer (95) low-density units were lost in 1971 than in 1970 (169).

TABLE 1

Net Change in Housing Structures and Units, 1971

Structure Type (No. of Units)	No. of Structures	No. of Units
Single Family	-4	-4
2	-8	-16
3	-25	-75
4	+32	+128
5-9	+11	+68
10-19	+15	+162
20 or more	+12	+677
Total	+33	+940

Source: San Francisco Department of City Planning, 1972, from records of the Bureau of Building Inspection, Department of Public Works.

As shown in Table 2, the effect on the composition of the housing stock is negligible. These same proportions have been reported since 1968. In last year's report, the discrepancy between housing inventory figures and census data was noted. As yet, data which would permit comparison and analysis are not available, and the problem has not been resolved. However, even if the discrepancy is resolved in favor of the census figures, it is unlikely that the proportions shown in this table will be much affected. It has been observed elsewhere that the ratio of single-family homes to multi-family units is the inverse of the rest of the Bay Area. Even San Francisco's most urban neighbor, Oakland, shows nearly half (72,000) of its total housing stock (146,000) to be in single-family units.

TABLE 2

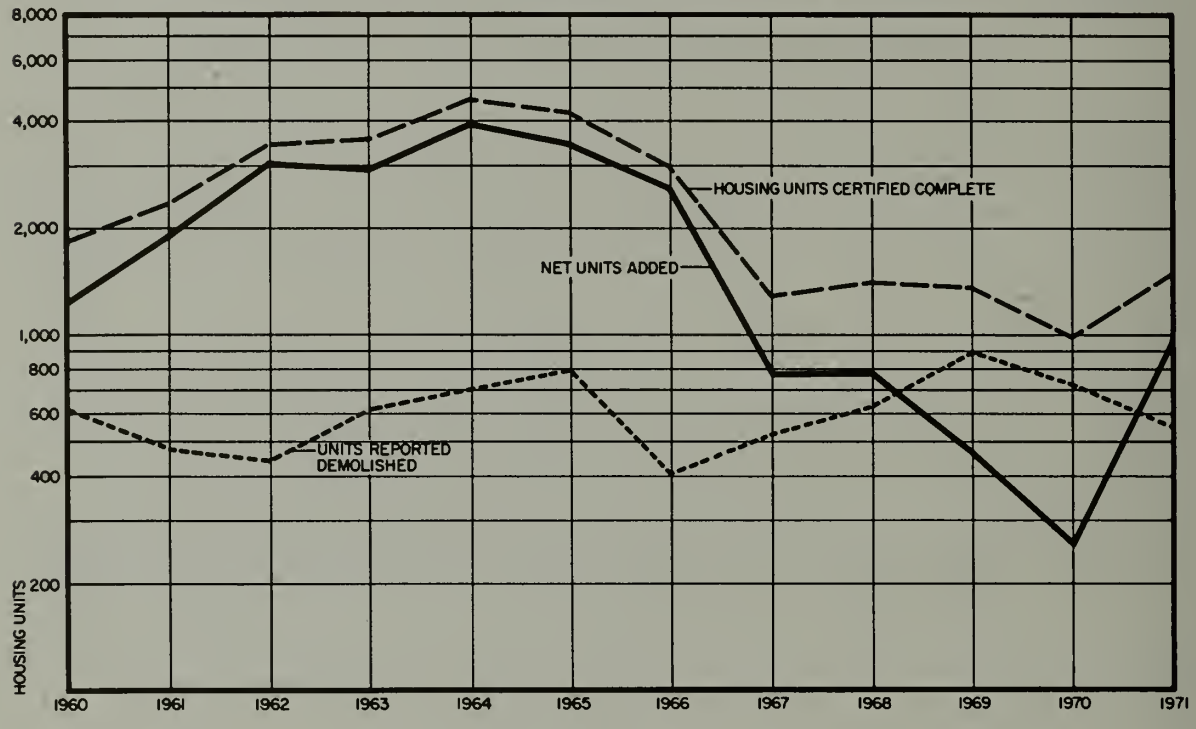
San Francisco Housing Stock, December, 1971

Structure Type (No. of Units)	No. of Units	Percent
Single Family	112,299	34
2	37,919	11
3-4	32,456	10
5-9	37,018	11
10+	113,135	34
Total	332,827	100

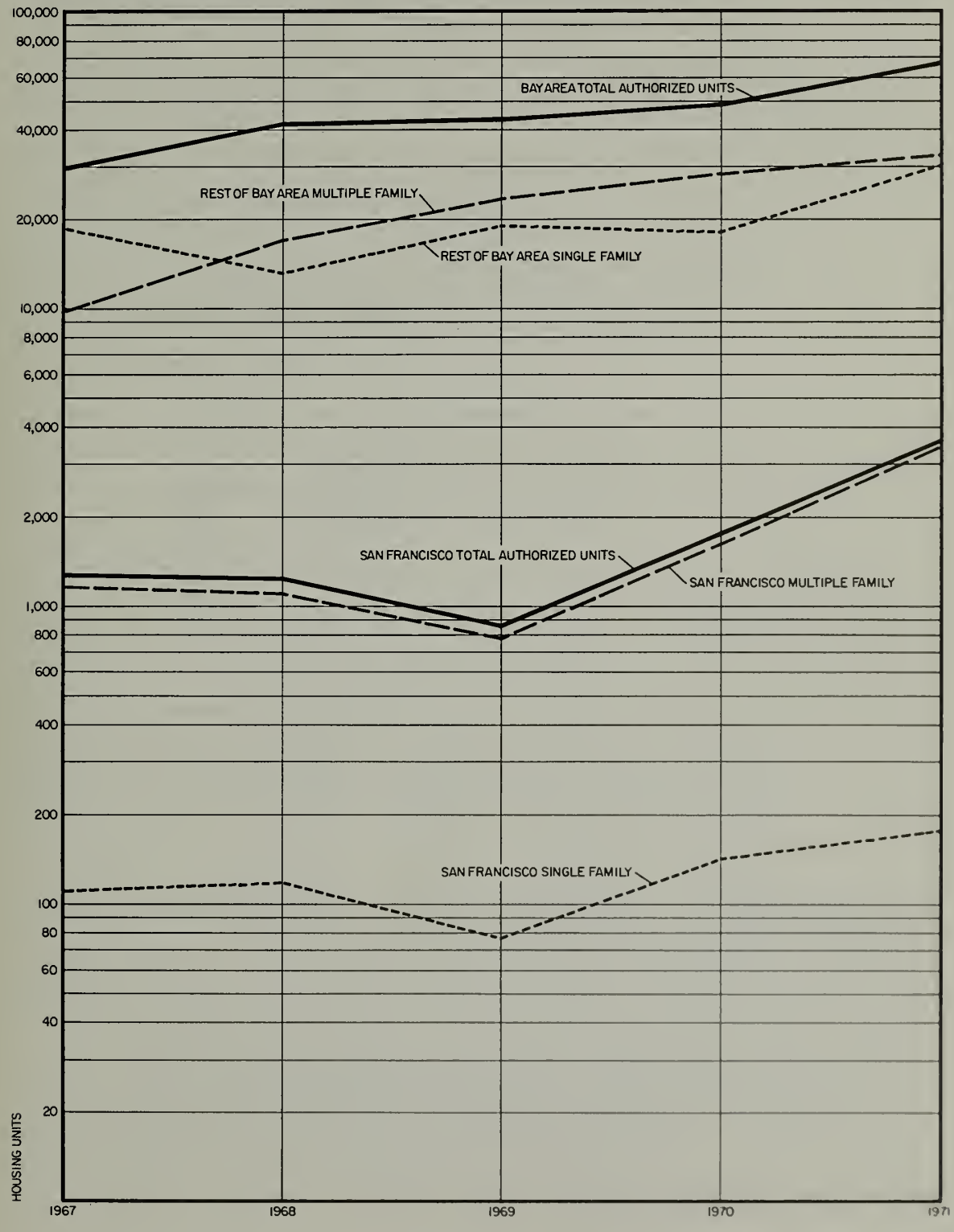
Source: San Francisco Department of City Planning, 1972, from records of the Bureau of Building Inspection, Department of Public Works.

In Figure 1, the experience of twelve years beginning in 1960 is shown. The peak year for housing completions was 1964, and in 1967 a sharp decline in units reflected the slowdown in the housing industry produced by the "tight" money market. Recovering only slightly, new construction was offset by heavy losses of units as Western Addition II clearance proceeded in 1968 and 1969. However, the increase in units completed, to be discussed below, is largely owing to units in redevelopment projects being completed and added to the stock. As one may easily note from the graph, net additions reflect the difference between construction in place and housing units removed.

HOUSING UNITS · NET CHANGE, COMPLETIONS, AND DEMOLITION 1960 · 1971 **FIGURE 1**



HOUSING UNITS AUTHORIZED BY BUILDING PERMIT SAN FRANCISCO & THE BAY AREA 1967-71 FIGURE 2



Housing Units Certified Complete

In 1971, 1,479 units were certified complete and added to the housing stock of the City. This represents the largest number of completions since 1966 with its 3,000 units. Reference to Table 3 shows that, as in the past several years, the largest gains are in structures containing ten or more units, nearly two-thirds of the total production.

TABLE 3

Housing Units Certified Complete, 1971
Number and Percent of Structures
and Units by Structure Type

Structure Type	No. of Structures	Percent	No.of Units	Percent
Single Family	123	47.1	123	8.2
2	31	11.9	62	4.1
3	14	5.4	42	2.8
4	41	15.7	164	11.0
5-9	17	6.5	103	6.9
10-19	21	8.0	253	16.9
20+	14	5.4	750	50.1
Total	261	100.0	1,497	100.0

Source: San Francisco Department of City Planning, 1972, from records of the Bureau of Building Inspection, Department of Public Works.

Turning to a related source of information, the Construction Report series published by the Department of Commerce based upon building permits issued (though not necessarily completed in the same year), we find the number of units in Table 4 authorized for San Francisco to be the largest in the five-year period. (See also Table 5 and Figure 2.) In terms of the Bay Area, San Francisco's authorizations place it in the sixth rank of the nine Bay Counties. In estimated costs of construction, however, it ranks fifth, a fact which has bearing on the discussion of housing costs in the City. As usual, San Francisco's proportion of single-family units is the smallest fraction of her total authorization -- 4.8 percent -- about a tenth the

average proportion of single-family authorizations in the Bay Area. From the data, it would appear that the more urbanized counties are displaying a decreasing share of single-family units and the major proportions are in the less urbanized counties, Sonoma, Solano and Marin.

In Table 5, a review of the five-year period for the Bay Area, San Francisco, and the rest of the Bay Area is offered. The figures and the accompanying graph based upon them indicate first how little of the new Bay Area housing is accounted for by San Francisco; second, how influential is single-family housing in the Bay Area and how little its fluctuation affects the City. The trend lines for San Francisco vary directly as the authorization for multi-family units vary, whereas for the rest of the Bay Area, single-family starts exercise a significant influence on the total authorized construction.

TABLE 4

San Francisco Bay Area
Number of New Housing Units Authorized
by Building Permits, 1971

County	Family*	Family*	Total*	(Millions) Estimated Cost	% Single Family of Total*
Alameda	7,042	6,965	14,007	240.3	50.3
Contra Costa	4,852	6,628	11,480	209.1	42.3
Marin	1,644	1,265	2,909	66.6	56.5
Napa	751	659	1,410	23.7	53.3
San Francisco	175	3,439	3,614	92.2	4.8
San Mateo	2,541	4,602	7,143	138.5	35.6
Santa Clara	9,302	10,068	19,370	319.4	48.0
Solano	1,632	1,147	2,779	47.3	58.7
Sonoma	2,877	1,568	4,445	81.9	64.7
Total	30,816	36,341	67,157	1,219.0	45.9

Source: Construction Reports, Authorized Construction -- San Francisco Bay Area, Department of Commerce, San Francisco Field Office *(revised, February, 1972).

TABLE 5

Housing Units Authorized by Building Permit
San Francisco and the Bay Area 1967-1971

	1971	1970	1969	1968	1967
Total Bay Area	67,157	48,691	43,352	41,520	29,684
Total Bay Area minus San Francisco	63,543	46,920	42,493	40,291	28,414
Total San Francisco	3,614	1,771	859	1,229	1,270
Multi-family Bay Area minus San Francisco	32,902	28,573	23,404	17,047	9,811
Multi-family San Francisco	3,439	1,627	782	1,111	1,159
Single-family Bay Area minus San Francisco	30,641	18,347	19,089	13,244	18,603
Single-family San Francisco	175	144	77	118	111

Source: Construction Reports , 1967-1971, San Francisco Bay Area, Department of Commerce, San Francisco Field Office.

In Table 6, structure and unit costs as estimated when the permit is issued are given. A review of these costs for a five-year period reveals some trend, but more importantly suggests that these estimates are not necessarily reliable guides for the true cost picture of new construction in the Bay Area. The problems and the deficiency of this source of data have been discussed in earlier reports. The most important aspect of the data is the implication that as density increases, unit costs tend to decrease, an observation not lost on proponents of high-density construction.

TABLE 6

San Francisco
Estimated Costs of Construction
per Structure and Unit by Structure Type, 1971

Structure Type (No. of Units)	Total Est. Cost	Average Cost/Str.	Average Cost/Unit	Average Cost/Unit (1970)
Single Family	$ 4,038,474	$ 32,833	$32,833	$30,722
2	1,475,250	47,589	23,794	23,775
3	882,175	63,012	21,004	19,298
4	3,123,214	76,176	19,044	18,024
5-9	1,706,500	100,382	16,568	16,044
10-19	3,586,608	170,791	14,176	14,716
20+	11,076,566	791,183	14,769	14,656
Total	$25,888,787			

Source: San Francisco Department of City Planning, 1972, from records of the Bureau of Building Inspection, Department of Public Works

While data for the City may not be a reliable indicator of the true costs of construction for the period, used on a regional basis, it reveals that during the past five years, despite the lower unit cost of multiple-dwelling development, San Francisco has ranked high in average estimated cost per unit.

TABLE 7

Average Estimated Costs of Dwelling Units for Bay Area Counties Ranking Higher Than San Francisco 1967-1971 and Percent Single-Family Permits

Rank	1971	1970	1969	1968	1967
1	S.F. $25,500 4.8%	Marin $24,500 63.9%	Marin $22,700 57.2%	Marin $22,800 66.5%	Marin $22,900 72.6%
2		S.F. $18,700 8.1%	San Mateo $20,300 53.6%	Con.Costa $19,500 76.8%	San Mateo $20,000 66.5%
3			S.F. $18,500 8.9%	San Mateo $18,200 49.4%	S.F. $19,900 8.7%
4				S.F. $17,200 9.6%	
Bay Area Average Permit Cost	$18,300	$15,300	$15,900	$16,800	$17,300
Percent Single Family	45.9%	37.9%	44.2%	56.3%	63.4%

Source: Construction Reports, Annual Review.

The significance of the percentage of single-family units authorized follows from the higher unit cost of single-family development. It will be noted that in all cases where the average estimated cost of construction exceeds

that of San Francisco, single-family units comprise, with a single exception (San Mateo County in 1968) the majority of units constructed. In San Francisco, the share never exceeded ten percent of total authorizations during the period. Referring back to Table 6, Estimated Costs of Construction, it will be seen that single-family units are significantly more costly than any multiple dwelling units but given their relatively small proportion of total authorization, the inference may fairly be made that the cost of constructing any kind of unit in San Francisco will be higher than the surrounding Bay Area. The only exception to this would be those projects in redevelopment areas, but it is probable that housing of a similar quality could be constructed for less elsewhere. Land costs are not included in these construction figures, and were they to be included the total would be significantly higher. Only in redevelopment areas would land subsidies bring the total development costs to parity with other communities in the Bay Area. It is of interest to note that during this period, San Francisco accounted for 3.8 percent of the total Bay Area authorizations, but for 4.8 percent of the total value of those authorizations.

Finally, in Table 8, following a comparison between the value of residential and nonresidential authorizations for the five-year period is shown.

TABLE 8

Residential and Nonresidential Total Estimated Costs Compared for San Francisco and the Bay Area, 1967-1971 San Francisco Share Shown as a Percent of Total

	Residential Construction			Nonresidential Construction		
	Bay Area Millions	S.F. Millions	Percent	Bay Area Millions	S.F. Millions	Percent
1971	$1,218.9	$92.2	7.6	$840.4	$378.0	44.9
1970	745.4	31.3	4.2	400.9	80.7	20.1
1969	689.2	15.9	2.3	498.2	93.5	18.8
1968	695.7	21.2	3.0	381.6	89.2	23.4
1967	514.0	25.3	4.9	397.7	98.8	24.8

Source: Construction Reports, 1967-1971

The Table reveals the importance of San Francisco in nonresidential construction for the period. Since there is little land left for development, nonresidential expansion in San Francisco usually occurs as the result of the removal of less economic uses. In other Bay Area counties having higher dollar figures, notably Santa Clara County, this kind of development may occur on open land. The difference in the development option emphasizes the significance of the figure for this City. With less than 0.6 percent of the total land area of the nine counties, and with but a fraction of that available for development, nonresidential construction in all but one year accounted for at least a fifth of the annual total and for nearly thirty percent of the five-year total.

Given the frequently controversial importance of nonresidential construction in San Francisco, and its obvious role in the Bay Area, the relationship between residential and nonresidential construction is worth noting. The question might reasonably be investigated: To what extent is the billion-dollar residential construction industry in the Bay Area dependent upon nonresidential construction in San Francisco? Given our relatively small share of Bay Area residential authorizations, it seems reasonable to suppose that construction in the surrounding counties provides a share of housing for those who will work in the City. This again points to the focal regional economic role of San Francisco in the Bay Area and emphasizes the necessary differentiation and interdependence of the functions of this community and the surrounding counties.

Demolition

In 1971, according to demolition permits and additional research by departmental staff, 557 units were removed from the stock. This figure is the lowest since 1967 (523), and the percentage of units removed as a result of public actions is also the lowest since that year (see Table 11).

The largest category of loss is in single-family units. In all, the demolition of four or fewer unit structures amounted to the loss of nearly two-thirds of all units removed from the stock. In Table 10, the figures for the past five years are shown, and losses of lower density (four units or fewer per structure) amounted to 57.6 percent of the total demolition for the period. While many units are located in areas affected by public actions, an implication of the continuing high rate of low-density-unit demolition is that the sites are more valuable than the building. The scarcity of land for development, commented on in previous

TABLE 9

Demolitions, 1971
Structures and Units by Structure Type

Structure Type	No. of Structures	Percent	No.of Units	Percent
Single Family	127	55.7	127	22.8
2	39	17.1	78	14.0
3	39	17.1	117	21.0
4	9	4.0	36	6.5
5-9	6	2.6	35	6.3
10-19	6	2.6	91	16.3
20+	2	0.9	73	13.1
Total	228	100.0	557	100.0

TABLE 10

Demolitions, 1967-1971, Units by Structure Type
(Percent of Annual Total)

	1971 Units	1970 Units	1969 Units	1968 Units	1967 Units	1967-1971 Units
Single Family	127 22.8%	129 17.7%	84 9.4%	52 11.8%	138 26.4%	530 16.8%
2	78 14.0%	124 17.0%	170 18.9%	96 21.9%	62 11.8%	530 16.8%
3	117 21.0%	99 13.5%	168 18.7%	69 15.7%	27 5.2%	480 15.2%
4	36 6.5%	84 11.5%	100 11.1%	45 10.2%	12 2.3%	277 8.8%
5-9	35 6.3%	113 15.5%	158 17.6%	117 26.2%	148 28.3%	571 18.8%
10-19	91 16.3%	89 12.2	53 5.9%	60 13.7%	16 3.1%	309 9.8%
20+	73 13.1%	92 12.6%	165 18.4%	0 0.0%	120 22.9%	450 14.3%
Total	557	730	898	439	523	3,147

Source: Tables 9 and 10 same as Table 1.

reports, continues to be a motivation for purchasing older buildings and demolishing them to make way for the new. It is not clear, either, what costs site preparation add to construction costs, since this is not contained in the estimate. Undoubtedly, there are savings to the developer of "recycled" land since streets and other public utilities are already available and do not represent a necessary capital expense at the outset.

In Table 11, units lost through public action are shown for 1971, and in Table 12 for the years 1967-1971. Public actions were responsible for the lowest number and percentage of demolition this year since 1967. (It is also worth noting that the major gain in new units for 1971 is a consequence of public actions as well. In particular, the Western Addition II projects, for which major clearance occurred from 1967 on, are returning new housing units to the inventory.) From nearly two-thirds of the units removed from the stock last year, the number which is the consequence of various public actions and programs has dropped to less than forty percent this year.

TABLE 11

Demolition by Public Action, 1971, Number and Percent of Structures and Units by Structure Type

Structure Type	No. of Structures	Percent	No. of Units	Percent
Single Family	36	52.2	36	17.6
2	11	15.9	22	10.7
3	11	7.3	33	16.1
4	5	2.9	20	9.7
5-9	2	4.3	11	5.4
10-19	3	1.5	50	24.4
20+	1	15.9	33	16.1
Total	69	100.0	205	100.0

TABLE 12

Share of Demolition Accounted for by Public Action 1967-1971

	Total Units Demolished	Demolished as Result of Public Action	Percent Public Action of Total
1971	557	205	36.8
1970	730	464	63.6
1969	898	570	63.5
1968	628	439	69.9
1967	523	203	38.8

Source: San Francisco Department of City Planning, 1972, from records of the Bureau of Building Inspection, Department of Public Works.

In 1971, 475 hotel and lodging rooms in seven structures were removed through demolition, all by public action. This is less than thirty percent of last year's total of 1,658.

TABLE 13

Hotel and Lodging-House Rooms Demolished, 1971

No. of Rooms in Building	Public Action		Private Action		Total	
	Str.	Rooms	Str.	Rooms	Str.	Rooms
1-25	2	38	0	0	2	38
26-50	0	0	0	0	0	0
51-75	3	196	0	0	3	196
76-100	1	87	0	0	1	87
More than 100	1	154	0	0	1	154
Total	7	475	0	0	7	475

Source: San Francisco Department of City Planning, 1972, from records of the Bureau of Building Inspection, Department of Public Works.

As noted in the earlier reports, demolition permits often give sketchy information which must be supplemented by research in available records. This situation is frequently responsible for the contradiction that appears in public testimony regarding losses from the housing inventory, and this is especially true with respect to the category of hotels and lodging houses. It is hoped that the improved system of recording demolition information, noted above, will ameliorate this situation and that from this point onward, data free from inconsistencies will be available for these reports.

CHANGES IN THE HOUSING INVENTORY BY DISTRICTS

Analysis of change by area of the City provides a useful insight into the operation of the housing market. The maps which follow use the 1970 Census Tract as the basic unit of area. These are grouped into fifteen planning divisions for the City. A summary of general changes by district accompanies the maps and tables.

NET CHANGE IN NUMBER OF HOUSING UNITS · 1971

HOUSING UNITS	NUMBER OF CENSUS TRACTS
Minus 26 to Minus 47	3
Minus 6 to Minus 25	17
Minus 1 to Minus 5	19
0	52
Plus 1 to Plus 5	23
Plus 6 to Plus 25	24
Plus 26 to Plus 125	8
Plus 126 to Plus 196	2

DIVISIONS

1 RICHMOND
2 MARINA
3 NORTHEAST
4 DOWNTOWN
5 WESTERN ADDITION
6 BUENA VISTA
7 CENTRAL
8 MISSION
9 SOUTH OF MARKET
10 SOUTH BAYSHORE
11 BERNAL HEIGHTS
12 SOUTH CENTRAL
13 INGLESIDE
14 INNER SUNSET
15 OUTER SUNSET

TABLE 14

San Francisco Districts in Rank Order
of Net Change in Housing Units, 1971

Rank	District No.	District	No. of Units
1	7	Central	276
2	5	Western Addition	225
3	1	Richmond	108
4	15	Outer Sunset	101
5	4	Downtown	97
6	6	Buena Vista	52
7	12	South Central	44
8	14	Inner Sunset	42
9	2	Marina	39
10	13	Ingleside	22
11	11	Bernal Heights	18
12	3	Northeast	17
13	9	South of Market	-9
14	10	South Bayshore	-43
15	8	Mission	-49
Total			940

Source: San Francisco Department of City Planning, 1972.

TABLE 15

San Francisco in Rank Order of Net Change in Housing by Structure Type, 1971

Rank	Structure Type									
	Single Family		2 - 4		5 - 9		10 - 19		20+	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	South Central	43	Richmond	111	Outer Sunset	26	Western Addition	125	Central	217
2	Inner Sunset	18	Outer Sunset	30	Central	24	Outer Sunset	27	Western Addition	181
3	Bernal Heights	13	Inner Sunset	18	Buena Vista	9	Central	16	Downtown	96
4	Central	9	Central	10	Richmond	11	Ingleside	10	Northeast	5
5	Ingleside	6	Bernal Heights	5	Ingleside	6	Marina	0	Buena Vista	42
6	Downtown	1	Buena Vista	4	Inner Sunset	6	Northeast	0	Marina	40
7	Buena Vista	-3	South Central	1	Marina	5	Downtown	0	Outer Sunset	27
8	Marina	-2	Downtown	0	Northeast	0	Buena Vista	0	Richmond	23
9	Mission	-2	Ingleside	0	Downtown	0	South of Market	0	Mission	0
10	Northeast	-3	Marina	-4	South of Market	0	South Bayshore	0	South of Market	0
11	South of Market	-3	South of Market	-6	South Bayshore	0	Bernal Heights	0	South Bayshore	0
12	Outer Sunset	-9	South Bayshore	-15	Bernal Heights	0	South Central	0	Bernal Heights	0
13	Western Addition	-11	Mission	-26	South Central	0	Inner Sunset	0	South Central	0
14	South Bayshore	-28	Northeast	-31	Mission	-9	Richmond	-4	Ingleside	0
15	Richmond	-33	Western Addition	-60	Western Addition	-10	Mission	-12	Inner Sunset	0
Totals		-4		37		68		162		677

Source: San Francisco Department of City Planning from Bureau of Building Inspection records.

HOUSING UNIT CONSTRUCTION COMPLETIONS · 1971

HOUSING UNITS	NUMBER OF CENSUS TRACTS
0	82
1 to 4	26
5 to 9	7
10 to 24	20
25 to 99	8
100 to 206	5

DIVISIONS

1 RICHMOND
2 MARINA
3 NORTHEAST
4 DOWNTOWN
5 WESTERN ADDITION
6 BUENA VISTA
7 CENTRAL
8 MISSION
9 SOUTH OF MARKET
10 SOUTH BAYSHORE
11 BERNAL HEIGHTS
12 SOUTH CENTRAL
13 INGLESIDE
14 INNER SUNSET
15 OUTER SUNSET

TABLE 16

San Francisco Districts in Rank Order of Number and Percent of Units Certified Complete, 1971

Rank	District No.	District	No. of Units	Percent
1	5	Western Addition	485	32
2	7	Central	289	19
3	1	Richmond	180	12
4	15	Outer Sunset	112	8
5	4	Downtown	97	7
6	3	Northeast	61	4
7	6	Buena Vista	60	4
8	12	South Central	54	4
9	14	Inner Sunset	51	3
10	2	Marina	46	3
11	13	Ingleside	27	2
12	11	Bernal Heights	21	1
13	10	South Bayshore	9	1
14	8	Mission	5	-
15	9	South of Market	0	0
Total			1,497	100

Source: San Francisco Department of City Planning, 1972.

TABLE 17

San Francisco Districts in Rank Order of Units Completed by Structure Type, 1971

Rank	Structure Type									
	Single Family		2 - 4		5 - 9		10 - 19		20 +	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	South Central	49	Richmond	135	Outer Sunset	26	Western Addition	190	Western Addition	254
2	Inner Sunset	25	Western Addition	34	Central	24	Outer Sunset	27	Central	217
3	Central	14	Outer Sunset	30	Buena Vista	14	Central	16	Downtown	96
4	Bernal Heights	13	Inner Sunset	20	Richmond	11	Richmond	10	Northeast	51
5	Ingleside	11	Central	18	Western Addition	6	Ingleside	10	Buena Vista	42
6	South Bayshore	5	Northeast	10	Ingleside	6	Marina	0	Marina	40
7	Outer Sunset	2	Bernal Heights	8	Inner Sunset	6	Northeast	0	Outer Sunset	27
8	Richmond	1	South Central	5	Marina	5	Downtown	0	Richmond	23
9	Marina	1	Buena Vista	4	Mission	5	Buena Vista	0	Mission	0
10	Downtown	1	South Bayshore	4	Northeast	0	Mission	0	South of Market	0
11	Western Addition	1	Marina	0	Downtown	0	South of Market	0	South Bayshore	0
12	Northeast	0	Downtown	0	South of Market	0	South Bayshore	0	Bernal Heights	0
13	Buena Vista	0	Mission	0	South Bayshore	0	Bernal Heights	0	South Central	0
14	Mission	0	South of Market	0	Bernal Heights	0	South Central	0	Ingleside	0
15	South of Market	0	Ingleside	0	South Central	0	Inner Sunset	0	Inner Sunset	0
Totals		123		268		103		250		750

Source: San Francisco Department of City Planning from Bureau of Building Inspection records.

HOUSING UNIT DEMOLITION · 1971

HOUSING UNITS	NUMBER OF CENSUS TRACTS
0	74
1 to 4	43
5 to 9	17
10 to 19	8
20 to 49	5
50 to 86	1

DIVISIONS

1 RICHMOND
2 MARINA
3 NORTHEAST
4 DOWNTOWN
5 WESTERN ADDITION
6 BUENA VISTA
7 CENTRAL
8 MISSION
9 SOUTH OF MARKET
10 SOUTH BAYSHORE
11 BERNAL HEIGHTS
12 SOUTH CENTRAL
13 INGLESIDE
14 INNER SUNSET
15 OUTER SUNSET

TABLE 18

San Francisco Districts in Rank Order of Units Demolished, 1971

Rank	District No.	District	No. of Units	Percent
1	5	Western Addition	260	47
2	1	Richmond	72	13
3	8	Mission	54	10
4	10	South Bayshore	52	9
5	3	Northeast	44	8
6	7	Central	13	2
7	6	Buena Vista	11 8	2
8	15	Outer Sunset	11	2
9	12	South Central	10	2
10	14	Inner Sunset	9	2
11	2	Marina	7	1
12	9	South of Market	6 9	1
13	13	Ingleside	5	1
14	11	Bernal Heights	3	-
15	4	Downtown	0	0
Total			557	100

Source: San Francisco Department of City Planning, 1972

TABLE 19

San Francisco Districts in Rank Order of Units Demolished by Type of Structure, 1971

Rank	Structure Type									
	Single Family		2 - 4		5 - 9		10 - 19		20 +	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	Richmond	34	Western Addition	94	Western Addition	16	Western Addition	65	Western Addition	73
2	South Bayshore	33	Northeast	41	Mission	14	Richmond	14	Richmond	0
3	Western Addition	12	Mission	26	Buena Vista	5	Mission	12	Marina	0
4	Outer Sunset	11	Richmond	24	Richmond	0	Marina	0	Northeast	0
5	Inner Sunset	7	South Bayshore	19	Marina	0	Northeast	0	Downtown	0
6	South Central	6	Central	8	Northeast	0	Downtown	0	Buena Vista	0
7	Central	5	Marina	4	Downtown	0	Buena Vista	0	Central	0
8	Ingleside	5	South Central	4	Central	0	Central	0	Mission	0
9	Marina	3	Buena Vista	3	South of Market	0	South of Market	0	South of Market	0
10	Northeast	3	South of Market	3	South Bayshore	0	South Bayshore	0	South Bayshore	0
11	Buena Vista	3	Bernal Heights	3	Bernal Heights	0	Bernal Heights	0	Bernal Heights	0
12	South of Market	3	Inner Sunset	2	South Central	0	South Central	0	South Central	0
13	Mission	2	Downtown	0	Ingleside	0	Ingleside	0	Ingleside	0
14	Downtown	0	Ingleside	0	Inner Sunset	0	Inner Sunset	0	Inner Sunset	0
15	Bernal Heights	0	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0
Totals		127		231		35		91		73

Source: San Francisco Department of City Planning from Bureau of Building Inspection records.

DISTRICT HIGHLIGHTS

Net Change

In 1971, only three of the fifteen districts showed net losses, while the balance of them had net gains. Especially noteworthy this year are the net gains from public projects. The figure for the Central district reflects the completion of more units of housing in the Diamond Heights project and a large housing project for the elderly on Eighteenth Street. The Western Addition, in which preparation for redevelopment appeared as a drastic net loss in 1970, is now second in net gain for the city. The recovery of the private housing market is reflected in the general distribution of net gain throughout the balance of the districts. It may be expected that the South of Market area, and more particularly, the South Bayshore, will soon reflect net gains as projects now in progress are completed.

Housing Unit Completions

The Western Addition and Central districts contributed 51 percent of the housing completed in San Francisco in 1971. As noted, these units were largely the result of publicly sponsored programs such as redevelopment and public housing. Next in ranking were the Richmond and Outer Sunset districts with 20 percent of the year's total. Especially noteworthy is the distribution by structure type. In the Richmond, for example, the two- to four-unit building was dominant. This tends to repeat the pattern of the early sixties when this kind of building was found in great numbers constructed in the Richmond district.

It would, however, be misleading to suppose that the 10-19 and 20+ categories for the Western Addition demonstrate a higher density development. It is the nature of the application which leads to this categorization, though the density of development may more nearly correspond to the five- to nine-unit category. Unfortunately, it is not possible to separate the units into lower density categories on the basis of what is available. This is also true of the data for the Central district, which includes Diamond Heights Redevelopment areas. It is true that the kind of "townhouse" development is denser than one would expect of the two- to four-unit group.

Demolition

Clearance for the Western Addition II project continues as a large component of demolition, most particularly for five or more unit structures. The pattern of removing single family homes to make way for more dense development (by the private market) may be observed in the Richmond district. Two- to four-unit structures are extremely vulnerable as the data indicate, for, exclusive of those removed in the Western Addition (not all of which may be for the Redevelopment projects), 131 units were demolished throughout the city. The pattern of demolition for the city's districts does not depart greatly from that of previous years, and it may be conjectured that the same forces, governmental and economic, remain operative in this aspect of the housing market.

CONCLUSIONS

Largely because of the completion of projects in redevelopment areas, additions to the city's housing inventory were the highest since 1967. A number of units will be added in 1972 - 1975, acting to balance the losses through demolition of substandard stock for redevelopment projects. The patterns for the past five years indicate that on the regional level, San Francisco's residential construction is a small part of the new addition to the Bay counties housing stock. An analysis of estimated costs for the period tends to show that, together with the ever scarcer resource of vacant land in this densely developed central city, construction costs may act to inhibit substantial additions to the existing stock. Without the subsidies afforded by Federally underwritten programs, the additions to the stock in 1971 would have been far less encouraging.

As has been noted in previous Inventory reports, San Francisco is densely developed and its housing stock displays a remarkable durability. Because of those factors and other policy considerations, the Residence element of the City's Master Plan places heavy emphasis on maintenance and rehabilitation as the most suitable approach toward housing quality. Priority is given in the Plan to code enforcement and general rehabilitation of housing rather than to large-scale clearance. This policy would enable the City, through such programs as FACE and limited scale redevelopment, to maintain the general character of San Francisco's neighborhoods and to minimize the disruption of residents. The Plan for Residence recognizes that there is a need for new construction, but the kind and quality of the construction requires careful thought, for each marginal addition to the stock ought to enhance it as much as possible in amenity. Quality of housing, rather than quantity, is a goal of the Master Plan.

The continuing erosion of older, low-density housing stock, especially of single family homes, will continue to be a concern. It will have the effect of altering not only the market for housing, but the character of the seekers for homes as well. The phenomenon is widespread in the city, and the impact of these removals may be felt keenly in the neighborhoods in which they occur.

APPENDIX

APPENDIX TABLE A

Net Change by Census Tract and Structure Type
San Francisco, 1971

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5-9		10-19		20 or More		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
City Total	-4	-4	-8	-16	-25	-75	32	128	11	68	15	162	12	677	33	940
101			1	2	1	3							1	51	3	56
103					1	3									1	3
104			-1	-2	-3	-9	-2	-8							-6	-19
108	-1	-1			-2	-6									-3	-7
110			-1	-2											-1	-2
112			1	2											1	2
115	-2	-2													-2	-2
119			-1	-2	-4	-12									-5	-14
123													1	96	1	96
125	1	1													1	1
128	-2	-2													-2	-2
129			-1	-2											-1	-2
130	-1	-1							1	5					0	4
132	1	1													1	1
133	-1	-1									-1	-14			-2	-15
134			-1	-2									1	40	0	38
152	-2	-2	-1	-2	-4	-12					-1	-15			-8	-31
154	-2	-2			-1	-3	1	4							-2	-1
155	-1	-1	-3	-6	-3	-9	-1	-4	-1	-5					-9	-25
156	-1	-1	-1	-2	-1	-3									-3	-6
157	-2	-2	-1	-2											-3	-4
158	-1	-1	15	30							7	74	1	36	22	139
159	-1	-1	-3	-6	-1	-3					5	59	1	147	1	196
160											-1	-16			-1	-16
161	-3	-3	-6	-12	-1	-3	-2	-8	-1	-5	3	41	1	38	-9	48
162					-2	-6	-1	-4			-1	-18			-4	-28
163					-1	-3									-1	-3
164	-1	-1			-1	-3									-2	-4
165			-2	-4	-1	-3							-1	-40	-4	-47
168	-1	-1											1	42	0	41
169	-1	-1			-1	-3			-1	-5					-3	-9
170	-1	-1	2	4					1	8					2	11
171									1	6					1	6
178					-1	-3									-1	-3
179	-1	-1													-1	-1
180	-1	-1													-1	-1
201					-1	-3			-1	-6					-2	-9
202			-3	-6											-3	-6
203					-1	-3							1	22	0	19
204					1	3	1	4	1	6					3	13
206	-1	-1			1	3							1	107	1	109
208	-2	-2	-1	-2	-1	-3									-4	-7
209					-1	-3			1	5	-1	-12			-1	-10
210					-2	-6									-2	-6
212	-1	-1			1	3									0	2
215			-1	-2					2	13					1	11
216	3	3	1	2					1	5	1	16	2	88	8	114
217	10	10													10	10
218	-2	-2													-2	-2
227	-1	-1													-1	-1
228									-1	-8					-1	-8
229					-1	-3									-1	-3
230	-11	-11	2	4											-9	-7
231	-13	-13	-2	-4			-1	-4							-16	-21
232	-1	-1			-1	-3									-2	-4
234	0	0													0	0
251	10	10			-1	-3									9	7
252	3	3													3	3
253			2	4											2	4
254			2	4											2	4
256	6	6													6	6
257	21	21													21	21
259	5	5													5	5
260	0	0	1	2	1	3									2	5
262			-1	-2											-1	-2
263	1	1													1	1
264	10	10	-1	-2											9	8
301	1	1													1	1

Net Change - Continued

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5-9		10-19		20 or More		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
302	-1	-1			1	3	1	4	1	6					2	12
303	15	15	1	2	1	3									17	20
304	3	3	-1	-2			2	8							4	9
307	4	4													4	4
308	0	0													0	0
309	1	1													1	1
311	-3	-3													-3	-3
312	3	3													3	3
313	-1	-1							1	6	1	10			1	15
314	1	1													1	1
326	-2	-2			2	6	1	4							1	8
327									2	10	1	11			3	21
328	-1	-1					1	4							0	3
329	1	1													1	1
330	-1	-1													-1	-1
352	-6	-6					4	16	2	16			1	27	1	53
354											1	16			1	16
401	-2	-2	-1	-2	-1	-3	1	4			1	10			-2	7
402	-1	-1	-1	-2			2	8							0	5
426	-3	-3	-1	-2			7	28							3	23
427	-3	-3			1	3	6	24							4	24
428	-2	-2													-2	-2
451	-3	-3			2	6	1	4	1	5					1	12
452	-2	-2	-1	-2	-1	-3	3	12							-1	5
476	-5	-5	1	2			3	12							-1	9
477	-7	-7	-1	-2			7	28	1	6					0	25
478	-1	-1											1	23	0	22
604	1	1													1	1
608	-6	-6					-2	-8							-8	-14
610	3	3													3	3

APPENDIX TABLE B

Housing Units Certified Complete by Census Tract and Structure Type
San Francisco, 1971

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5-9		10-19		20 or More		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
Citv Total	123	123	31	62	14	42	41	164	17	103	21	253	14	750	261	1497
101			1	2	1	3							1	51	3	56
103					1	3									1	3
112			1	2											1	2
123													1	96	1	96
125	1	1													1	1
130									1	5					1	5
132	1	1													1	1
133	1	1													1	1
134													1	40	1	40
154							1	4							1	4
158	1	1	17	34							7	74	1	36	26	145
159											5	59	1	147	6	206
161									1	6	4	57	2	71	7	134
168													1	42	1	42
170			2	4					1	8					3	12
171									1	6					1	6
203													1	22	1	22
204					2	6	1	4	1	6					4	16
206					1	3							1	107	2	110
209									1	5					1	5
212					1	3									1	3
215									2	13					2	13
216	3	3	1	2					1	5	1	16	2	88	8	114
217	11	11													11	11
230			2	4											2	4
231	1	1													1	1
234	1	1													1	1
251	10	10													10	10
252	3	3													3	3
253			2	4											2	4
254			2	4											2	4
256	6	6													6	6
257	23	23													23	23
259	6	6													6	6
260	2	2	1	2	1	3									4	7
263	1	1													1	1
264	11	11													11	11
301	1	1													1	1
302					1	3	1	4	1	6					3	13
303	15	15	1	2	1	3									17	20
304	6	6					2	8							8	14
307	4	4													4	4
308	3	3													3	3
309	1	1													1	1
311	1	1													1	1
312	3	3													3	3
313									1	6	1	10			2	16
314	1	1													1	1
326					2	6	1	4							3	10
327									2	10	1	11			3	21
328							1	4							1	4
329	1	1													1	1
330	1	1													1	1
352							4	16	2	16			1	27	7	59
354											1	16			1	16
401							1	4			1	10			2	14
402							2	8							2	8
426							7	28							7	28
427					1	3	6	24							7	27
451					2	6	1	4	1	5					4	15
452							3	12							3	12
476			1	2			3	12							4	14
477							7	28	1	6					8	34
478													1	23	1	23
604	1	1													1	1
610	3	3													3	3

APPENDIX TABLE C

Demolition by Census Tract and Structure Type
San Francisco, 1971

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5-9		10-19		20 or More		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
City Total	127	127	39	78	39	117	9	36	6	35	6	91	2	73	228	557
104			1	2	3	9	2	8							6	19
108	1	1			2	6									3	7
110			1	2											1	2
115	2	2													2	2
119			1	2	4	12									5	14
128	2	2													2	2
129			1	2											1	2
130	1	1													1	1
133	2	2									1	14			3	16
134			1	2											1	2
152	2	2	1	2	4	12					1	15			8	31
154	2	2			1	3									3	5
155	1	1	3	6	2	9	1	4	1	5					9	25
156	1	1	1	2	1	3									3	6
157	2	2	1	2											3	4
158	2	2	2	4											4	6
159	1	1	3	6	1	3									5	10
160											1	16			1	16
161	3	3	6	12	1	3	2	8	2	11	1	16	1	33	16	86
162					2	6	1	4			1	18			4	28
163					1	3									1	3
164	1	1			1	3									2	4
165			2	4	1	3							1	40	4	47
168	1	1													1	1
169	1	1			1	3			1	5					3	9
170	1	1													1	1
178					1	3									1	3
179	1	1													1	1
180	1	1													1	1
201					1	3			1	6					2	9
202			3	6											3	6
203					1	3									1	3
204					1	3									1	3
206	1	1													1	1
208	2	2	1	2	1	3									4	7
209					1	3					1	12			2	15
210					2	6									2	6
212	1	1													1	1
215			1	2											1	2
217	1	1													1	1
218	2	2													2	2
227	1	1													1	1
228									1	8					1	8
229					1	3									1	3
230	11	11													11	11
231	14	14	2	4			1	4							17	22
232	1	1			1	3									2	4
234	1	1													1	1
251					1	3									1	3
257	2	2													2	2
259	1	1													1	1
260	2	2													2	2
262			1	2											1	2
264	1	1	1	2											2	3
302	1	1													1	1
304	3	3	1	2											4	5
308	3	3													3	3
311	4	4													4	4
313	1	1													1	1
326	2	2													2	2
328	1	1													1	1
330	2	2													2	2
352	6	6													6	6
401	2	2	1	2	1	3									4	7
402	1	1	1	2											2	3
426	3	3	1	2											4	5
427	3	3													3	3
428	2	2													2	2
451	3	3													3	3
452	2	2	1	2	1	3									4	7
476	5	5													5	5
477	7	7	1	2											8	9
478	1	1													1	1
608	6	6					2	8							8	14

Table H-1. **Occupancy, Utilization, and Financial Characteristics of Housing Units: 1970**—Continued

[For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text] 480-268 P.O. 50

Census Tracts	San Francisco													
	Tract 0101	Tract 0102	Tract 0103	Tract 0104	Tract 0105	Tract 0106	Tract 0107	Tract 0108	Tract 0109	Tract 0110	Tract 0111	Tract 0112	Tract 0113	Tract 0114
All housing units	1 353	2 842	2 223	2 634	38	1 970	2 603	2 455	2 556	2 319	3 009	2 193	1 536	1 890
Vacant—seasonal and migratory	–	–	–	–	–	–	–	–	–	2	–	–	–	–
All year-round housing units	1 353	2 842	2 223	2 634	38	1 970	2 603	2 455	2 556	2 317	3 009	2 193	1 536	1 890
TENURE, RACE, AND VACANCY STATUS														
Owner occupied	83	643	449	427	–	207	190	493	320	264	133	388	124	34
Cooperative and condominium	–	306	71	15	–	8	–	84	21	–	–	239	11	–
White	73	610	296	288	–	62	51	193	192	62	36	279	16	–
Negro	–	–	–	–	–	–	–	2	–	3	–	–	–	–
Renter occupied	1 237	2 044	1 665	2 117	38	1 583	2 280	1 856	2 148	1 990	2 680	1 666	1 333	1 686
White	1 005	1 994	1 325	1 778	38	948	605	1 001	1 823	1 072	2 104	1 186	348	22
Negro	78	8	4	10	–	37	53	10	10	15	50	7	3	2
Vacant year-round	33	155	109	90	–	180	133	106	88	63	196	139	79	170
For sale only	–	5	1	3	–	4	1	–	1	–	–	1	1	–
Vacant less than 6 months	–	2	...	...	–	...	...	–	...	–	–	...	...	–
Median price asked	–	...	–	–	–	–	...	–	–	–	–	–	–	–
For rent	18	61	62	38	–	142	81	55	40	49	144	55	37	74
Vacant less than 2 months	17	51	57	27	–	133	77	42	33	41	137	39	21	57
Median rent asked	$217	$185	$110	$208	–	$72	$66	$141	$189	$106	$103	$144	$65	$39
Other	15	89	46	49	–	34	51	51	47	14	52	83	41	96
LACKING SOME OR ALL PLUMBING FACILITIES														
All units	7	19	101	56	36	663	1 156	36	44	184	468	103	428	1 208
Owner occupied	–	4	6	3	–	8	1	4	4	5	3	2	2	6
Negro	–	–	–	–	–	–	–	–	–	...	–	–	–	–
Renter occupied	7	15	67	49	36	522	1 070	30	36	161	394	86	384	1 047
Negro	–	–	–	5	–	27	27	1	–	–	10	–	–	...
Vacant year-round	–	–	28	4	–	133	85	2	4	18	71	15	42	155
For sale only	–	–	–	–	–	–	–	–	–	–	–	–	...	–
For rent	–	–	27	–	–	116	44	2	3	18	49	10	24	72
COMPLETE KITCHEN FACILITIES AND ACCESS														
Lacking complete kitchen facilities	7	24	94	57	36	689	1 181	35	48	187	586	116	342	1 173
Access only through other living quarters	6	1	4	6	–	12	29	14	8	12	7	8	11	32
ROOMS														
1 room	167	121	106	158	35	670	1 260	81	77	236	670	181	392	1 130
2 rooms	298	513	173	306	–	171	333	310	358	339	753	339	388	275
3 rooms	426	785	447	692	2	417	299	679	771	659	925	581	321	231
4 rooms	241	669	673	823	1	421	346	637	702	532	414	524	210	146
5 rooms	167	400	569	486	–	192	263	421	430	332	130	347	129	72
6 rooms	46	204	185	117	–	69	71	216	159	158	80	154	59	15
7 rooms	3	69	44	33	–	18	19	65	38	43	28	39	17	4
8 rooms	3	40	17	10	–	4	7	16	14	15	5	15	13	1
9 rooms or more	2	41	9	9	–	8	5	30	7	3	4	13	7	16
Median	3.0	3.5	4.1	3.7	1.0	2.8	1.6	3.7	3.6	3.4	2.6	3.5	2.5	1.3
All occupied housing units	1 320	2 687	2 114	2 544	38	1 790	2 470	2 349	2 468	2 254	2 813	2 054	1 457	1 720
PERSONS														
1 person	634	1 471	744	1 128	38	853	1 256	812	1 216	926	1 735	984	599	917
2 persons	373	939	713	729	–	330	491	668	741	590	631	682	360	365
3 persons	103	175	241	270	–	178	221	301	207	268	214	164	148	141
4 persons	79	60	182	194	–	141	170	202	135	211	100	84	115	103
5 persons	57	24	118	98	–	120	142	161	89	121	59	60	104	80
6 persons or more	74	18	116	125	–	168	190	205	80	138	74	80	131	114
Median, all occupied units	1.6	1.4	1.9	1.7	1.0	1.6	1.5	2.0	1.5	1.8	1.3	1.6	1.9	1.4
Median, owner occupied units	1.9	1.8	2.1	2.1	–	3.1	3.4	2.4	2.2	3.3	2.7	1.9	2.5	2.6
Median, renter occupied units	1.5	1.3	1.9	1.6	1.0	1.5	1.4	1.9	1.5	1.7	1.3	1.5	1.8	1.4
Units with roomers, boarders, or lodgers	42	102	114	97	–	65	50	92	113	107	140	97	53	21
PERSONS PER ROOM														
1.00 or less	1 168	2 660	1 930	2 336	38	1 458	1 944	2 009	2 349	1 983	2 619	1 886	1 085	1 259
1.01 to 1.50	97	13	124	129	–	140	191	195	75	159	106	79	130	129
1.51 or more	55	14	60	79	–	192	335	145	44	112	88	89	242	332
Units with all plumbing facilities—1.01 or more	150	26	178	207	–	277	317	332	117	258	175	130	247	240
VALUE														
Specified owner occupied units[1]	14	125	66	82	–	24	27	99	60	45	18	23	15	...
Less than $5,000	–	–	–	2	–	–	2	–	1	–	–	–	–	...
$5,000 to $7,499	–	–	–	–	–	–	1	2	–	–	–	–	–	...
$7,500 to $9,999	–	–	1	–	–	–	–	–	–	1	–	1	1	...
$10,000 to $14,999	–	–	2	5	–	–	–	2	2	3	1	1	1	...
$15,000 to $19,999	1	3	3	4	–	1	3	5	3	3	2	–	1	...
$20,000 to $24,999	4	2	4	7	–	2	–	5	5	8	–	2	2	...
$25,000 to $34,999	1	4	10	12	–	7	5	25	9	6	8	1	3	...
$35,000 to $49,999	4	20	13	11	–	5	3	18	11	12	3	4	3	...
$50,000 or more	4	96	33	41	–	9	13	42	29	12	4	14	4	...
Median	$38 800	50000+	$50 000	$50 000	–	$41 000	$47 500	$43 800	$48 600	$36 900	$32 500	50000+	$33 300	...
CONTRACT RENT														
Specified renter occupied units[2]	1 228	2 042	1 661	2 115	38	1 579	2 275	1 856	2 148	1 987	2 676	1 664	1 328	1 681
Less than $30	8	12	8	11	–	16	25	5	14	12	7	2	53	159
$30 to $39	5	1	4	11	25	32	215	6	4	11	5	10	74	238
$40 to $59	51	8	64	50	12	279	559	14	13	79	145	19	146	438
$60 to $79	111	30	52	125	–	267	511	58	75	144	340	76	163	306
$80 to $99	87	68	114	201	–	147	284	167	156	203	431	141	217	162
$100 to $149	173	696	569	640	–	496	431	765	793	1 030	1 233	533	395	273
$150 to $199	352	576	441	587	–	204	180	542	685	354	421	429	140	63
$200 to $249	323	230	143	239	–	69	24	90	242	93	40	126	15	8
$250 or more	105	380	235	202	–	38	5	168	135	23	10	292	84	7
No cash rent	13	41	31	49	1	31	41	41	31	38	44	36	41	7
Median	$175	$166	$150	$150	$37	$103	$70	$144	$150	$123	$114	$154	$99	$60

[1]Limited to one-family homes on less than 10 acres and no business on property. [2]Excludes one-family homes on 10 acres or more.

Table H-1. **Occupancy, Utilization, and Financial Characteristics of Housing Units: 1970**—Continued

[For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text] 480-268 P.O. 50

Census Tracts	San Francisco—Con.													
	Tract 0115	Tract 0116	Tract 0117	Tract 0118	Tract 0119	Tract 0120	Tract 0121	Tract 0122	Tract 0123	Tract 0124	Tract 0125	Tract 0126	Tract 0127	Tract 0128
All housing units	866	1 701	1 485	855	3 566	2 531	2 901	4 192	4 865	4 869	4 114	2 231	2 580	2 564
Vacant—seasonal and migratory	–	–	13	1	–	–	–	–	2	1	–	–	–	1
All year-round housing units	866	1 701	1 472	854	3 566	2 531	2 901	4 192	4 863	4 868	4 114	2 231	2 580	2 563
TENURE, RACE, AND VACANCY STATUS														
Owner occupied	7	2	10	15	214	32	66	128	22	19	10	504	514	591
Cooperative and condominium	–	–	–	–	147	–	44	92	–	–	–	–	–	6
White	1	2	5	2	169	26	64	122	21	14	9	499	503	572
Negro	–	–	–	–	–	–	–	2	–	1	1	–	–	–
Renter occupied	753	1 368	1 316	767	3 084	2 305	2 568	3 735	4 164	4 280	3 310	1 679	2 022	1 857
White	117	1 274	910	103	2 744	2 078	2 359	3 471	3 848	3 802	2 866	1 659	1 993	1 826
Negro	18	52	33	3	46	48	46	66	96	239	235	4	1	8
Vacant year-round	106	331	146	72	268	194	267	329	677	569	794	48	44	105
For sale only	–	–	–	–	10	–	1	–	4	–	–	1	–	3
Vacant less than 6 months	–	–	–	–	6	–	...	–	...	–	–	...	–	...
Median price asked	–	–	–	–	–	–	–	–	–	–	–	–	–	...
For rent	71	255	104	51	144	163	180	265	415	460	695	26	29	84
Vacant less than 2 months	69	224	92	51	120	162	165	259	387	441	666	25	28	72
Median rent asked	$44	$65	$68	$55	$141	$123	$129	$121	$97	$69	$80	$185	$173	$170
Other	35	76	42	21	114	31	86	64	258	109	99	21	15	18
LACKING SOME OR ALL PLUMBING FACILITIES														
All units	806	326	659	448	217	296	267	338	1 137	1 539	1 587	20	29	52
Owner occupied	2	...	–	–	4	2	2	2	4	2	3	6	7	11
Negro	–	–	–	–	–	–	–	–	–	–	–	–	–	–
Renter occupied	699	250	557	383	179	262	200	293	950	1 251	1 148	14	22	34
Negro	18	32	20	...	2	8	6	11	23	108	87	–	–	–
Vacant year-round	105	75	102	65	34	32	65	43	183	286	436	–	–	7
For sale only	–	–	–	–	–	–	–	–	...	–	–	–	–	–
For rent	70	75	74	47	24	30	52	34	118	246	383	–	–	6
COMPLETE KITCHEN FACILITIES AND ACCESS														
Lacking complete kitchen facilities	797	458	909	435	297	614	651	910	2 913	2 061	2 750	15	16	51
Access only through other living quarters	4	6	2	6	5	3	1	11	7	7	6	2	–	2
ROOMS														
1 room	787	612	1 005	458	645	867	916	1 218	3 227	2 736	3 276	51	78	92
2 rooms	23	368	319	175	1 336	1 055	1 194	2 004	1 255	1 630	665	472	626	334
3 rooms	28	446	108	137	1 037	477	634	812	294	441	154	533	645	581
4 rooms	14	223	24	51	373	113	112	129	66	42	16	372	382	498
5 rooms	7	35	5	16	90	16	28	19	13	7	–	332	371	479
6 rooms	2	13	5	11	51	3	17	9	2	11	1	277	252	259
7 rooms	2	1	1	4	21	–	–	1	4	1	–	112	129	147
8 rooms	1	1	2	1	4	–	–	–	–	–	–	51	61	77
9 rooms or more	2	2	3	1	9	–	–	–	2	–	2	31	36	96
Median	1.1	2.1	1.2	1.4	2.4	1.9	1.9	1.9	1.3	1.4	1.1	3.7	3.4	4.1
All occupied housing units	760	1 370	1 326	782	3 298	2 337	2 634	3 863	4 186	4 299	3 320	2 183	2 536	2 458
PERSONS														
1 person	665	905	1 109	445	2 324	1 783	2 091	2 865	3 565	3 498	2 730	1 107	1 321	1 085
2 persons	38	387	149	149	769	453	472	822	535	676	456	767	861	864
3 persons	20	57	38	61	115	78	51	130	62	88	93	154	196	265
4 persons	13	17	16	50	49	17	12	35	15	20	27	86	98	146
5 persons	6	4	5	34	17	2	5	8	7	13	12	51	39	60
6 persons or more	18	–	9	43	24	4	3	3	2	4	2	18	21	33
Median, all occupied units	1.1	1.3	1.1	1.4	1.2	1.2	1.1	1.2	1.1	1.1	1.1	1.5	1.5	1.7
Median, owner occupied units	3.7	...	1.3	2.7	1.4	1.2	1.2	1.3	1.4	1.2	1.5	2.1	2.2	2.2
Median, renter occupied units	1.1	1.3	1.1	1.4	1.2	1.2	1.1	1.2	1.1	1.1	1.1	1.4	1.3	1.5
Units with roomers, boarders, or lodgers	4	9	11	19	136	53	52	96	43	81	72	27	48	72
PERSONS PER ROOM														
1.00 or less	702	1 339	1 237	585	3 196	2 258	2 542	3 693	3 979	4 077	2 986	2 170	2 514	2 411
1.01 to 1.50	12	13	16	58	38	27	24	62	28	42	38	9	10	30
1.51 or more	46	18	73	139	64	52	68	108	179	180	296	4	12	17
Units with all plumbing facilities—1.01 or more	21	26	65	112	96	72	84	157	159	178	283	13	22	41
VALUE														
Specified owner occupied units[1]	–	–	...	...	9	...	...	...	6	–	–	274	260	294
Less than $5,000	–	–	...	...	–	...	...	...	–	–	–	–	–	–
$5,000 to $7,499	–	–	...	...	–	...	...	...	–	–	–	–	–	–
$7,500 to $9,999	–	–	...	...	–	...	...	...	–	–	–	–	–	–
$10,000 to $14,999	–	–	...	...	–	...	...	...	–	–	–	–	–	1
$15,000 to $19,999	–	–	...	...	–	...	...	...	–	–	–	1	–	11
$20,000 to $24,999	–	–	...	...	1	...	...	...	2	–	–	3	3	5
$25,000 to $34,999	–	–	...	...	2	...	...	...	1	–	–	14	16	30
$35,000 to $49,999	–	–	...	...	2	...	...	...	2	–	–	93	50	45
$50,000 or more	–	–	...	...	4	...	...	...	1	–	–	163	191	202
Median	–	–	...	...	$46 300	...	...	...	$35 000	–	–	50000+	50000+	50000+
CONTRACT RENT														
Specified renter occupied units[2]	753	1 360	1 315	765	3 082	2 304	2 567	3 733	4 159	4 274	3 310	1 679	2 022	1 866
Less than $30	55	15	31	57	7	17	5	17	16	82	15	7	3	28
$30 to $39	244	4	10	100	14	7	1	1	30	40	17	1	–	2
$40 to $59	343	165	292	157	103	109	27	103	318	491	570	7	3	6
$60 to $79	56	84	315	92	73	196	122	535	950	1 016	968	8	15	41
$80 to $99	14	52	188	78	250	451	322	930	884	922	709	35	26	78
$100 to $149	27	8	388	214	1 506	1 226	1 476	1 594	1 456	913	857	528	786	617
$150 to $199	6	100	51	46	803	245	467	396	305	703	122	622	785	541
$200 to $249	2	240	3	15	170	9	63	73	78	51	12	353	211	736
$250 or more	–	686	20	1	102	–	33	25	65	20	3	139	142	269
No cash rent	6	6	17	5	54	44	51	59	57	36	37	79	31	48
Median	$42	$252	$80	$73	$137	$112	$128	$106	$97	$97	$81	$167	$160	$163

[1]Limited to one-family homes on less than 10 acres and no business on property. [2]Excludes one-family homes on 10 acres or more

Table H-1. **Occupancy, Utilization, and Financial Characteristics of Housing Units: 1970**—Continued

(For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

480-268 P.O. 50

Census Tracts	San Francisco—Con.													
	Tract 0129	Tract 0130	Tract 0131	Tract 0132	Tract 0133	Tract 0134	Tract 0135	Tract 0151	Tract 0152	Tract 0153	Tract 0154	Tract 0155	Tract 0156	Tract 0157
All housing units	**3 491**	**2 605**	**3 829**	**2 121**	**1 932**	**2 128**	**1 966**	**1 071**	**1 921**	**1 088**	**2 645**	**1 352**	**1 245**	**2 307**
Vacant—seasonal and migratory	–	1	–	–	1	–	–	–	–	–	–	–	–	–
All year-round housing units	**3 491**	**2 604**	**3 829**	**2 121**	**1 931**	**2 128**	**1 966**	**1 071**	**1 921**	**1 088**	**2 645**	**1 352**	**1 245**	**2 307**
TENURE, RACE, AND VACANCY STATUS														
Owner occupied	475	423	274	653	666	355	178	18	207	161	662	58	414	637
Cooperative and condominium	7	53	70	76	–	19	5	–	13	5	–	–	–	–
White	448	374	266	643	586	270	157	9	92	48	486	12	344	428
Negro	–	3	–	2	32	53	9	–	46	103	102	31	9	117
Renter occupied	2 966	2 080	3 390	1 395	1 202	1 684	1 733	950	1 617	877	1 916	1 140	806	1 612
White	2 890	2 016	3 310	1 357	989	1 375	1 532	861	982	300	1 288	435	672	999
Negro	10	7	14	17	116	199	82	33	287	494	504	512	33	493
Vacant year-round	50	101	165	73	63	89	55	103	97	50	67	154	25	58
For sale only	–	4	1	4	3	5	–	–	1	2	3	3	–	5
Vacant less than 6 months	–	...	...	...	...	3	–	–	...	...	...	...	–	5
Median price asked	–	–	–	...	...	...	–	–	–	...	...	...	–	...
For rent	46	59	106	42	38	75	32	61	43	27	35	72	12	32
Vacant less than 2 months	40	57	90	34	25	62	30	54	37	17	27	40	8	31
Median rent asked	$165	$166	$250	$300	$185	$182	$150	$114	$131	$106	$135	$57	$183	$140
Other	4	38	58	27	22	9	23	42	53	21	29	79	13	21
LACKING SOME OR ALL PLUMBING FACILITIES														
All units	**43**	**50**	**77**	**33**	**17**	**38**	**84**	**176**	**179**	**51**	**29**	**127**	**5**	**27**
Owner occupied	5	3	1	3	3	–	3	–	3	6	4	1	2	3
Negro	–	–	–	–	1	–	–	–	1	4	3	–	–	1
Renter occupied	38	46	71	26	13	36	78	130	141	39	24	88	3	21
Negro	1	2	–	–	2	5	6	8	36	23	14	58	–	7
Vacant year-round	–	1	5	4	1	2	3	46	35	6	1	38	–	3
For sale only	–	–	–	–	–	–	–	–	–	–	–	–	–	1
For rent	–	1	4	1	–	2	3	16	8	4	–	21	–	1
COMPLETE KITCHEN FACILITIES AND ACCESS														
Lacking complete kitchen facilities	33	49	66	52	14	44	98	353	155	49	34	113	7	35
Access only through other living quarters	2	2	4	4	2	7	5	2	7	7	3	4	–	6
ROOMS														
1 room	78	93	168	75	20	86	209	344	212	44	55	144	22	46
2 rooms	617	351	640	157	94	257	487	304	365	156	234	322	103	183
3 rooms	1 224	711	1 198	392	272	544	535	257	488	271	574	395	245	494
4 rooms	749	628	874	391	349	510	313	87	354	246	624	205	257	497
5 rooms	543	412	486	291	304	317	203	29	204	166	567	122	384	603
6 rooms	226	232	262	182	209	181	112	29	167	117	281	99	156	312
7 rooms	32	98	84	161	191	119	44	15	73	48	127	45	41	100
8 rooms	19	49	40	151	103	58	29	3	36	24	86	14	22	49
9 rooms or more	3	30	77	321	389	56	34	3	22	16	97	6	15	23
Median	3.4	3.7	3.4	4.7	5.3	3.8	3.0	2.1	3.3	3.8	4.2	3.0	4.5	4.4
All occupied housing units	**3 441**	**2 503**	**3 664**	**2 048**	**1 868**	**2 039**	**1 911**	**968**	**1 824**	**1 038**	**2 578**	**1 198**	**1 220**	**2 249**
PERSONS														
1 person	1 741	1 160	1 900	786	505	863	1 087	637	865	434	929	574	363	701
2 persons	1 168	880	1 363	733	577	709	561	232	597	301	911	330	490	853
3 persons	320	240	266	258	294	230	146	50	176	135	342	154	198	325
4 persons	136	142	95	139	243	151	77	24	90	71	195	61	95	184
5 persons	42	51	23	65	139	56	30	6	55	44	104	29	40	100
6 persons or more	34	30	17	67	110	30	10	19	41	53	97	50	34	86
Median, all occupied units	1.5	1.6	1.5	1.8	2.2	1.7	1.4	1.3	1.6	1.8	1.9	1.6	2.0	2.0
Median, owner occupied units	2.0	2.1	2.0	2.5	3.3	2.1	2.0	3.0	2.1	2.1	2.4	2.2	2.1	2.2
Median, renter occupied units	1.4	1.5	1.4	1.5	1.9	1.6	1.3	1.3	1.5	1.7	1.7	1.5	2.0	1.9
Units with roomers, boarders, or lodgers	134	179	150	98	180	185	112	68	176	108	127	45	68	145
PERSONS PER ROOM														
1.00 or less	3 391	2 461	3 634	2 031	1 831	1 982	1 880	919	1 755	978	2 496	1 118	1 174	2 151
1.01 to 1.50	33	31	14	6	22	31	16	25	36	36	58	47	29	80
1.51 or more	17	11	16	11	15	26	15	24	33	24	24	33	17	18
Units with all plumbing facilities—1.01 or more	49	40	27	15	37	50	28	42	58	58	80	71	46	97
VALUE														
Specified owner occupied units[1]	**128**	**87**	**75**	**427**	**491**	**140**	**69**	...	**66**	**65**	**387**	**20**	**228**	**347**
Less than $5,000	–	–	–	–	2	–	–	...	–	–	1	–	–	–
$5,000 to $7,499	–	–	–	–	1	–	–	...	–	–	1	1	–	–
$7,500 to $9,999	–	–	–	–	–	–	–	...	–	–	3	–	–	–
$10,000 to $14,999	4	2	–	–	–	3	–	...	1	6	9	–	4	9
$15,000 to $19,999	1	5	–	–	7	1	1	...	2	10	22	3	13	23
$20,000 to $24,999	6	5	2	1	3	13	–	...	8	9	34	6	19	29
$25,000 to $34,999	28	15	4	1	10	17	5	...	20	14	73	3	58	69
$35,000 to $49,999	46	17	6	17	16	26	9	...	18	17	56	2	85	124
$50,000 or more	33	43	63	408	452	80	54	...	17	9	188	5	49	93
Median	$39 900	$49 600	50000+	50000+	50000+	50000+	50000+	...	$36 700	$30 400	$48 500	$25 000	$38 500	$40 300
CONTRACT RENT														
Specified renter occupied units[2]	**2 966**	**2 080**	**3 386**	**1 395**	**1 201**	**1 684**	**1 731**	**950**	**1 616**	**877**	**1 903**	**1 129**	**805**	**1 605**
Less than $30	20	15	9	7	10	13	13	6	16	7	8	11	3	13
$30 to $39	1	2	3	6	–	4	4	9	35	2	2	21	–	1
$40 to $59	14	23	12	6	18	13	50	28	80	22	40	126	8	24
$60 to $79	38	68	51	14	40	49	130	95	127	119	94	231	19	74
$80 to $99	183	74	74	21	68	101	163	153	163	161	140	146	42	157
$100 to $149	1 203	501	587	139	319	490	513	368	564	346	756	356	308	633
$150 to $199	1 134	632	969	322	304	506	356	147	400	169	558	75	294	465
$200 to $249	236	338	582	278	159	255	157	60	109	15	147	34	94	164
$250 or more	100	391	1 034	556	258	232	322	65	91	25	126	120	29	55
No cash rent	37	36	65	46	25	21	23	19	31	11	32	9	8	19
Median	$150	$177	$198	$229	$172	$166	$149	$124	$134	$116	$144	$103	$153	$142

[1]Limited to one-family homes on less than 10 acres and no business on property. [2]Excludes one-family homes on 10 acres or more.

Table H-1. **Occupancy, Utilization, and Financial Characteristics of Housing Units: 1970**—Continued

[For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text] 480-268 P.O.50

Census Tracts	San Francisco—Con.													
	Tract 0158	Tract 0159	Tract 0160	Tract 0161	Tract 0162	Tract 0163	Tract 0164	Tract 0165	Tract 0166	Tract 0167	Tract 0168	Tract 0169	Tract 0170	Tract 0171
All housing units	**3 405**	**1 186**	**1 192**	**1 290**	**1 648**	**2 230**	**1 836**	**2 256**	**2 702**	**2 556**	**3 521**	**1 688**	**1 814**	**3 731**
Vacant—seasonal and migratory	–	–	–	–	–	–	–	1	–	–	–	–	–	–
All year-round housing units	**3 405**	**1 186**	**1 192**	**1 290**	**1 648**	**2 230**	**1 836**	**2 255**	**2 702**	**2 556**	**3 521**	**1 688**	**1 814**	**3 731**
TENURE, RACE, AND VACANCY STATUS														
Owner occupied	256	358	10	19	37	136	159	333	259	301	218	250	552	837
Cooperative and condominium	6	344	–	–	–	–	–	–	–	–	–	–	5	11
White	50	200	10	7	18	39	40	156	139	127	91	201	522	622
Negro	188	103	–	8	15	86	102	134	102	137	102	20	6	130
Renter occupied	2 924	680	1 047	1 022	1 314	1 733	1 534	1 769	2 206	2 059	3 092	1 370	1 188	2 707
White	550	355	964	259	822	406	344	1 069	1 294	776	1 689	1 101	1 127	1 964
Negro	2 258	281	33	698	390	1 256	1 121	576	782	1 180	1 265	149	34	591
Vacant year-round	225	148	135	249	297	361	143	153	237	196	211	68	74	187
For sale only	7	–	–	–	–	3	6	7	–	4	–	–	1	7
Vacant less than 6 months	5	–	–	–	–	...	6	4	–	...	–	–	...	3
Median price asked	–	–	–	–	–	...	–	–	–	...	–	–	...	$35 000
For rent	171	83	62	115	244	279	106	88	159	124	153	49	54	152
Vacant less than 2 months	112	29	56	65	128	231	71	55	136	103	136	36	49	130
Median rent asked	$95	$68	$100	$80	$93	$117	$108	$135	$126	$101	$102	$130	$176	$139
Other	47	65	73	134	53	79	31	58	78	68	58	19	19	28
LACKING SOME OR ALL PLUMBING FACILITIES														
All units	**193**	**61**	**152**	**216**	**171**	**112**	**71**	**98**	**151**	**191**	**312**	**135**	**17**	**166**
Owner occupied	1	1	2	1	1	1	2	5	8	4	7	2	3	9
Negro	–	–	–	–	–	1	1	2	2	2	4	1	–	–
Renter occupied	154	46	102	164	125	99	60	76	119	142	250	107	12	135
Negro	123	27	1	74	20	71	36	15	27	70	49	10	–	23
Vacant year-round	38	14	48	51	45	12	9	17	24	45	55	16	2	22
For sale only	–	–	–	–	–	...	–	–	–	–	–	–	–	–
For rent	36	10	12	28	45	3	6	9	20	17	32	10	1	18
COMPLETE KITCHEN FACILITIES AND ACCESS														
Lacking complete kitchen facilities	184	64	256	171	198	109	51	79	115	148	264	134	19	162
Access only through other living quarters	21	2	2	9	4	5	9	12	16	4	12	1	–	9
ROOMS														
1 room	210	117	327	224	260	135	87	93	130	176	346	134	41	202
2 rooms	499	219	398	300	783	382	303	248	360	345	963	155	128	344
3 rooms	1 022	263	259	360	333	736	678	530	736	725	1 022	402	422	856
4 rooms	854	224	136	263	151	427	376	537	695	576	583	321	416	770
5 rooms	493	293	48	75	68	276	180	451	350	348	358	400	436	693
6 rooms	208	49	8	38	38	154	125	290	262	215	153	217	236	475
7 rooms	74	18	5	19	10	79	60	63	95	108	65	37	68	190
8 rooms	25	2	3	10	2	20	14	17	42	36	17	15	38	99
9 rooms or more	20	1	8	1	3	21	13	26	32	27	14	7	29	102
Median	3.5	3.5	2.2	2.8	2.2	3.3	3.3	4.0	3.7	3.6	2 9	4.0	4.3	4.1
All occupied housing units	**3 180**	**1 038**	**1 057**	**1 041**	**1 351**	**1 869**	**1 693**	**2 102**	**2 465**	**3 360**	**3 310**	**1 620**	**1 740**	**3 544**
PERSONS														
1 person	1 275	372	735	461	799	695	740	745	885	953	1 629	601	660	1 178
2 persons	873	309	243	262	349	541	479	662	750	698	921	515	707	1 233
3 persons	451	152	49	144	98	254	215	314	367	313	340	210	202	528
4 persons	270	118	22	71	42	156	110	190	193	163	177	111	104	278
5 persons	159	53	6	45	23	92	63	87	119	94	94	90	38	174
6 persons or more	152	34	2	58	40	131	86	104	151	139	149	93	29	153
Median, all occupied units	1.9	2.0	1.2	1.7	1.3	1.9	1.7	2.0	2.0	1 8	1.5	1.9	1 8	2.0
Median, owner occupied units	2.1	2.9	1.1	2.1	1.8	2.3	2.1	2.2	2.3	2.3	2.2	2.1	2 0	2 3
Median, renter occupied units	1.8	1.5	1.2	1.7	1.3	1.9	1.7	1.9	1.9	1.7	1.5	1 9	1 7	1 9
Units with roomers, boarders, or lodgers	163	35	42	33	88	126	103	208	336	206	216	189	172	356
PERSONS PER ROOM														
1.00 or less	2 925	955	1 023	922	1 241	1 654	1 572	1 967	2 249	2 182	3 049	1 498	1 702	3 366
1.01 to 1.50	168	50	11	80	45	139	80	98	142	126	167	76	24	112
1.51 or more	87	33	23	39	65	76	41	37	74	52	94	46	14	66
Units with all plumbing facilities—1.01 or more	242	77	31	112	103	206	115	129	199	160	241	114	38	167
VALUE														
Specified owner occupied units[1]	**53**	...	...	...	**10**	**39**	**44**	**59**	**72**	**99**	**57**	**73**	**300**	**641**
Less than $5,000	–	...	...	...	–	–	–	–	–	–	–	–	–	1
$5,000 to $7,499	–	...	...	...	–	–	–	1	–	2	–	–	–	–
$7,500 to $9,999	–	...	...	...	–	–	–	–	2	1	–	–	–	–
$10,000 to $14,999	3	...	...	...	1	5	–	2	1	7	7	7	7	15
$15,000 to $19,999	9	...	...	...	–	7	3	6	8	12	8	13	29	43
$20,000 to $24,999	13	...	...	...	5	7	8	9	8	16	9	18	52	59
$25,000 to $34,999	14	...	...	...	3	9	13	18	31	37	19	22	88	119
$35,000 to $49,999	11	...	...	...	–	8	15	18	20	15	9	11	81	143
$50,000 or more	3	...	...	...	1	3	5	5	2	9	5	1	43	61
Median	$26 100	...	...	...	$24 000	$25 600	$33 500	$31 400	$30 500	$28 100	$27 400	$24 400	$32 000	$33 600
CONTRACT RENT														
Specified renter occupied units[2]	**2 908**	**678**	**1 047**	**1 014**	**1 311**	**1 737**	**1 533**	**1 764**	**2 204**	**2 056**	**3 077**	**1 366**	**1 188**	**2 707**
Less than $30	14	15	5	13	8	22	17	12	7	21	14	8	5	7
$30 to $39	17	8	25	37	11	8	7	7	7	14	11	4	1	11
$40 to $59	207	67	116	271	133	133	33	57	71	65	254	62	15	58
$60 to $79	417	63	172	359	179	236	149	110	159	255	416	144	38	200
$80 to $99	573	65	101	133	301	376	317	220	307	366	691	229	97	274
$100 to $149	1 219	183	290	147	566	699	805	908	1 169	911	1 361	638	374	1 237
$150 to $199	356	87	100	36	74	196	170	377	401	323	252	218	361	649
$200 to $249	74	33	33	1	8	26	16	44	50	55	27	42	146	154
$250 or more	6	142	186	3	2	12	8	9	11	28	18	7	135	82
No cash rent	25	15	19	14	29	19	10	20	22	18	33	14	16	36
Median	$107	$134	$120	$67	$100	$106	$114	$127	$124	$117	$104	$119	$158	$133

[1]Limited to one-family homes on less than 10 acres and no business on property. [2]Excludes one family homes on 10 acres or more.

Table H-1. **Occupancy, Utilization, and Financial Characteristics of Housing Units: 1970**—Continued

[For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text] 480-268 P.O. 58

Census Tracts	San Francisco—Con.													
	Tract 0176	Tract 0177	Tract 0178	Tract 0179	Tract 0179.99	Tract 0180	Tract 0201	Tract 0202	Tract 0203	Tract 0204	Tract 0205	Tract 0206	Tract 0207	Tract 0208
All housing units	**4 392**	**706**	**2 046**	**1 081**	–	**435**	**2 183**	**2 728**	**1 622**	**3 718**	**1 372**	**2 542**	**2 525**	**2 355**
Vacant—seasonal and migratory	4	–	–	–	–	–	–	–	–	–	–	1	–	–
All year-round housing units	**4 388**	**706**	**2 046**	**1 081**	–	**435**	**2 183**	**2 728**	**1 622**	**3 718**	**1 372**	**2 541**	**2 525**	**2 355**
TENURE, RACE, AND VACANCY STATUS														
Owner occupied	43	55	73	44	–	13	74	193	192	1 019	376	646	361	208
Cooperative and condominium	–	–	–	–	–	–	–	–	–	–	–	–	–	–
White	30	47	33	36	–	9	51	144	154	971	362	603	321	169
Negro	1	–	9	7	–	3	2	3	4	6	1	3	3	2
Renter occupied	3 655	626	1 706	986	–	364	1 870	2 438	1 385	2 550	961	1 825	2 071	2 005
White	3 069	429	1 023	668	–	164	1 569	2 027	1 197	2 420	923	1 654	1 907	1 733
Negro	197	98	382	223	–	178	100	191	59	62	12	41	34	53
Vacant year-round	690	25	267	51	–	58	239	97	45	149	35	70	93	142
For sale only	–	–	–	–	–	8	–	1	2	7	–	5	–	5
Vacant less than 6 months	–	–	–	–	–	–	–	...	...	6	–	5	–	2
Median price asked	–	–	–	–	–	–	–	–	–	$33 300	–	...	–	...
For rent	613	24	192	35	–	37	193	65	27	107	25	26	60	108
Vacant less than 2 months	580	22	182	25	–	24	173	58	16	84	16	22	40	86
Median rent asked	$68	$113	$46	$55	–	$63	$69	$104	$148	$172	$144	$155	$130	$85
Other	77	1	75	16	–	13	46	31	16	35	10	39	33	29
LACKING SOME OR ALL PLUMBING FACILITIES														
All units	**3 283**	**101**	**1 127**	**190**	–	**166**	**781**	**299**	**52**	**84**	**18**	**44**	**115**	**503**
Owner occupied	9	1	5	4	–	–	2	2	6	24	5	5	7	1
Negro	...	–	1	1	–	–	–	–	–	–	–	–	–	–
Renter occupied	2 705	93	904	153	–	127	645	273	44	56	12	32	100	448
Negro	155	21	174	112	–	52	39	14	–	–	–	–	–	15
Vacant year-round	569	7	218	33	–	39	134	24	2	4	1	7	8	54
For sale only	–	–	–	–	–	8	–	–	–	–	–	–	–	2
For rent	496	6	157	22	–	22	111	20	–	2	1	–	5	39
COMPLETE KITCHEN FACILITIES AND ACCESS														
Lacking complete kitchen facilities	3 592	103	1 056	163	–	149	748	278	44	18	13	32	70	461
Access only through other living quarters	13	3	11	1	–	–	3	11	8	2	2	7	6	5
ROOMS														
1 room	3 692	92	1 009	151	–	149	862	336	74	120	27	41	79	496
2 rooms	336	56	309	45	–	115	522	490	243	464	123	226	386	463
3 rooms	179	167	298	81	–	52	326	813	472	1 110	286	638	802	538
4 rooms	96	202	242	129	–	71	274	581	332	865	321	606	526	389
5 rooms	60	114	138	370	–	40	142	322	305	652	357	574	438	305
6 rooms	20	52	42	215	–	5	47	137	155	338	173	309	214	115
7 rooms	3	20	5	68	–	3	9	39	31	120	58	88	53	28
8 rooms	1	2	2	8	–	–	1	5	7	36	17	36	17	11
9 rooms or more	1	1	1	14	–	–	–	5	3	13	10	23	10	10
Median	1.1	3.7	1.5	4.9	–	2.1	1.9	3.2	3.6	3.7	4.3	4.1	3.5	2.9
All occupied housing units	**3 698**	**681**	**1 779**	**1 030**	–	**377**	**1 944**	**2 631**	**1 577**	**3 569**	**1 337**	**2 471**	**2 432**	**2 213**
PERSONS														
1 person	3 259	212	1 168	188	–	230	1 112	1 170	600	1 406	485	838	920	987
2 persons	203	165	236	117	–	68	403	766	494	1 518	501	932	789	555
3 persons	74	91	116	146	–	22	153	295	192	371	164	324	318	250
4 persons	61	71	111	248	–	19	111	171	121	193	88	187	194	172
5 persons	32	49	52	176	–	15	77	103	76	46	65	94	104	111
6 persons or more	69	93	96	155	–	23	88	126	94	35	34	96	107	138
Median, all occupied units	1.1	2.3	1.3	3.8	–	1.3	1.4	1.7	1.9	1.7	1.9	1.9	1.9	1.7
Median, owner occupied units	1.9	2.4	2.2	3.2	–	1.9	2.3	2.2	2.3	2.0	2.0	2.0	2.1	2.2
Median, renter occupied units	1.1	2.3	1.2	3.8	–	1.3	1.4	1.6	1.8	1.6	1.8	1.9	1.8	1.6
Units with roomers, boarders, or lodgers	62	53	108	15	–	11	54	111	122	263	125	240	158	150
PERSONS PER ROOM														
1.00 or less	3 455	532	1 570	910	–	332	1 667	2 385	1 439	3 505	1 295	2 336	2 251	1 914
1.01 to 1.50	66	97	102	94	–	23	127	150	91	41	35	98	123	171
1.51 or more	177	52	107	26	–	22	150	96	47	23	7	37	58	128
Units with all plumbing facilities—1.01 or more	163	146	184	109	–	38	223	215	134	63	42	132	170	260
VALUE														
Specified owner occupied units[1]	**7**	**14**	**15**	**33**	–	...	**23**	**45**	**58**	**751**	**190**	**365**	**100**	**54**
Less than $5,000	–	–	–	1	–	...	–	–	–	–	–	–	–	–
$5,000 to $7,499	–	1	–	3	–	...	–	–	–	–	–	–	1	1
$7,500 to $9,999	–	–	–	1	–	...	–	7	–	1	1	2	1	1
$10,000 to $14,999	1	–	2	1	–	...	3	3	4	17	8	14	5	7
$15,000 to $19,999	–	6	4	5	–	...	7	5	13	50	37	45	12	10
$20,000 to $24,999	–	2	3	9	–	...	5	11	16	137	43	75	13	17
$25,000 to $34,999	6	4	2	9	–	...	5	10	18	249	67	129	37	13
$35,000 to $49,999	–	1	4	3	–	...	3	9	6	203	28	73	25	5
$50,000 or more	–	–	–	1	–	...	–	–	1	94	6	27	6	–
Median	$29 200	$17 500	$22 500	$23 100	–	...	$21 500	$23 400	$23 800	$31 800	$25 900	$28 600	$29 900	$22 400
CONTRACT RENT														
Specified renter occupied units[2]	**3 653**	**625**	**1 705**	**983**	–	**363**	**1 864**	**2 428**	**1 381**	**2 549**	**961**	**1 820**	**2 066**	**2 000**
Less than $30	42	15	54	19	–	6	16	22	15	12	10	14	10	22
$30 to $39	172	–	281	29	–	5	46	25	2	–	1	5	20	26
$40 to $59	1 423	73	527	105	–	95	387	300	33	6	15	18	51	294
$60 to $79	1 217	106	369	46	–	130	372	339	77	36	53	62	196	323
$80 to $99	408	172	256	47	–	78	505	497	194	55	127	231	429	415
$100 to $149	287	234	185	57	–	29	486	981	638	493	397	873	985	722
$150 to $199	52	16	10	14	–	2	24	218	284	1 201	240	439	279	151
$200 to $249	3	1	2	2	–	–	5	14	105	457	80	100	34	14
$250 or more	3	1	3	–	–	–	1	5	17	271	27	54	20	3
No cash rent	46	7	18	664	–	18	22	27	16	18	11	24	22	30
Median	$62	$93	$59	$63	–	$72	$84	$101	$126	$178	$135	$132	$113	$95

[1]Limited to one-family homes on less than 10 acres and no business on property. [2]Excludes one-family homes on 10 acres or more.

[For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text] 480-268 P.O. 50

Census Tracts	San Francisco—Con.													
	Tract 0209	Tract 0210	Tract 0211	Tract 0212	Tract 0213	Tract 0214	Tract 0215	Tract 0216	Tract 0217	Tract 0218	Tract 0226	Tract 0226.99	Tract 0227	Tract 0228
All housing units	**1 780**	**2 094**	**1 896**	**1 469**	**1 146**	**1 684**	**2 399**	**1 251**	**1 042**	**1 760**	**203**	–	**3 636**	**3 520**
Vacant—seasonal and migratory	–	–	–	–	–	–	–	–	–	–	–	–	–	–
All year-round housing units	**1 780**	**2 094**	**1 896**	**1 469**	**1 146**	**1 684**	**2 399**	**1 251**	**1 042**	**1 760**	**203**	–	**3 636**	**3 520**
TENURE, RACE, AND VACANCY STATUS														
Owner occupied	154	341	636	601	479	490	735	815	559	844	41	–	1 182	811
Cooperative and condominium	–	5	–	–	–	–	5	77	9	–	–	–	–	5
White	131	318	589	575	455	455	700	713	447	790	21	–	1 070	724
Negro	–	3	10	2	4	3	1	23	33	18	13	–	72	24
Renter occupied	1 532	1 682	1 201	813	625	1 149	1 590	382	386	856	144	–	2 316	2 584
White	1 352	1 550	1 100	758	577	1 084	1 473	353	300	766	52	–	1 508	2 201
Negro	26	32	27	15	13	15	31	12	47	40	82	–	731	199
Vacant year-round	94	71	59	55	42	45	74	54	97	60	18	–	138	125
For sale only	2	2	2	3	4	4	2	26	15	6	3	–	13	5
Vacant less than 6 months	...	...	...	...	...	...	...	11	10	6	...	–	10	4
Median price asked	–	...	–	...	...	...	...	$35 000	$28 300	...	...	–	$14 600	...
For rent	55	40	44	34	18	29	26	5	54	27	11	–	69	80
Vacant less than 2 months	48	30	26	24	11	22	22	5	47	24	7	–	47	48
Median rent asked	$114	$122	$158	$162	$150	$153	$128	$145	$158	$143	$83	–	$104	$125
Other	37	29	13	18	20	12	46	23	28	27	4	–	56	40
LACKING SOME OR ALL PLUMBING FACILITIES														
All units	**171**	**44**	**25**	**23**	**17**	**16**	**73**	**17**	**1**	**11**	**36**	–	**45**	**105**
Owner occupied	5	7	9	5	5	3	21	7	1	4	–	–	11	5
Negro	–	...	1	–	–	–	–	–	–	1	–	–	2	1
Renter occupied	152	29	12	10	5	12	48	1	–	7	33	–	25	88
Negro	1	1	1	–	–	–	1	–	–	1	20	–	6	1
Vacant year-round	14	8	4	8	7	1	4	9	–	–	3	–	9	12
For sale only	–	–	–	–	–	...	–	1	–	–	–	–	–	–
For rent	5	6	1	1	–	–	1	–	–	–	3	–	1	2
COMPLETE KITCHEN FACILITIES AND ACCESS														
Lacking complete kitchen facilities	129	40	28	24	13	15	22	15	43	18	38	–	44	104
Access only through other living quarters	10	7	2	3	1	3	6	4	1	1	1	–	2	19
ROOMS														
1 room	166	55	28	23	16	14	45	22	3	13	30	–	64	113
2 rooms	503	321	106	131	66	119	189	57	11	62	16	–	178	341
3 rooms	419	652	357	276	192	311	560	122	83	284	26	–	639	683
4 rooms	283	436	454	311	289	481	612	227	257	393	57	–	1 154	933
5 rooms	258	362	501	398	329	470	631	394	313	599	40	–	1 011	940
6 rooms	109	189	293	228	187	213	244	256	174	282	21	–	422	329
7 rooms	24	43	99	74	50	40	91	110	92	84	7	–	113	118
8 rooms	10	15	36	19	12	25	16	45	63	27	2	–	37	43
9 rooms or more	8	21	22	9	5	11	11	18	46	16	4	–	18	20
Median	3.0	3.5	4.5	4.5	4.5	4.3	4.2	5.0	5.0	4.7	4.0	–	4.3	4.2
All occupied housing units	**1 686**	**2 023**	**1 837**	**1 414**	**1 104**	**1 639**	**2 325**	**1 197**	**945**	**1 700**	**185**	–	**3 498**	**3 395**
PERSONS														
1 person	711	715	500	427	293	471	698	285	129	430	70	–	953	829
2 persons	409	605	633	523	423	549	752	437	276	568	40	–	1 084	859
3 persons	208	286	269	191	173	255	367	179	183	261	15	–	583	572
4 persons	149	191	185	132	88	183	215	157	186	193	18	–	386	394
5 persons	88	108	130	66	67	90	127	71	99	114	13	–	241	280
6 persons or more	121	118	120	75	60	91	166	68	72	134	29	–	251	461
Median, all occupied units	1.8	2.0	2.2	2.0	2.1	2.1	2.1	2.2	2.9	2.2	2.1	–	2.2	2.5
Median, owner occupied units	2.2	2.2	2.4	2.3	2.3	2.3	2.3	2.3	2.8	2.2	2.3	–	2.2	2.5
Median, renter occupied units	1.8	1.9	2.1	1.9	2.0	2.1	2.0	1.9	3.0	2.2	1.9	–	2.3	2.5
Units with roomers, boarders, or lodgers	108	105	151	108	115	105	122	61	40	96	13	–	205	239
PERSONS PER ROOM														
1.00 or less	1 449	1 836	1 711	1 349	1 046	1 539	2 122	1 161	898	1 577	153	–	3 145	2 768
1.01 to 1.50	144	123	97	51	39	72	141	32	37	88	23	–	272	402
1.51 or more	93	64	29	14	19	28	62	4	10	35	9	–	81	225
Units with all plumbing facilities—1.01 or more	219	183	121	62	56	100	196	35	46	122	29	–	351	616
VALUE														
Specified owner occupied units[1]	**50**	**119**	**405**	**453**	**386**	**303**	**472**	**672**	**527**	**711**	**15**	–	**862**	**464**
Less than $5,000	–	–	1	–	1	1	1	1	2	–	–	–	2	–
$5,000 to $7,499	–	–	2	3	–	1	2	3	2	3	–	–	6	3
$7,500 to $9,999	–	–	1	7	6	2	1	5	3	9	–	–	8	3
$10,000 to $14,999	5	4	22	33	9	23	42	27	28	74	6	–	110	50
$15,000 to $19,999	8	18	65	93	94	68	130	72	77	182	3	–	208	112
$20,000 to $24,999	10	24	102	128	122	95	140	99	122	207	3	–	245	147
$25,000 to $34,999	16	36	146	146	124	91	122	184	92	199	3	–	205	115
$35,000 to $49,999	8	33	58	35	28	20	31	184	101	31	–	–	62	28
$50,000 or more	3	4	8	8	2	2	3	97	100	6	–	–	16	6
Median	$26 300	$28 800	$25 700	$23 500	$23 400	$23 000	$22 100	$32 000	$28 200	$22 100	$16 300	–	$22 000	$22 200
CONTRACT RENT														
Specified renter occupied units[2]	**1 525**	**1 675**	**1 197**	**813**	**623**	**1 147**	**1 582**	**382**	**381**	**856**	**144**	–	**2 303**	**2 573**
Less than $30	14	8	12	3	2	5	22	5	1	12	3	–	17	30
$30 to $39	8	2	3	1	1	5	4	–	–	–	4	–	8	4
$40 to $59	112	33	20	12	10	11	43	5	–	17	28	–	249	69
$60 to $79	205	143	80	35	17	56	105	14	4	57	26	–	415	269
$80 to $99	345	328	142	87	52	182	227	15	12	98	37	–	322	545
$100 to $149	681	864	551	281	238	556	790	106	186	384	36	–	739	1 278
$150 to $199	121	243	309	262	205	258	339	134	137	219	8	–	395	302
$200 to $249	9	24	38	85	64	54	23	32	19	35	–	–	66	26
$250 or more	3	6	21	32	26	5	7	59	19	18	1	–	23	4
No cash rent	27	24	21	15	8	15	22	12	3	16	1	–	40	33
Median	$104	$117	$132	$147	$148	5129	$125	$165	$147	$132	$84	–	5108	5112

[1]Limited to one-family homes on less than 10 acres and no business on property. [2]Excludes one family homes on 10 acres or more

Table H-1. **Occupancy, Utilization, and Financial Characteristics of Housing Units: 1970**—Continued

[For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text] 480-268 P.0.50

Census Tracts	San Francisco—Con.													
	Tract 0229	Tract 0230	Tract 0231	Tract 0232	Tract 0233	Tract 0234	Tract 0251	Tract 0252	Tract 0253	Tract 0254	Tract 0255	Tract 0256	Tract 0257	Tract 0258
All housing units	**3 109**	**2 808**	**2 446**	**1 231**	**277**	**994**	**1 108**	**2 043**	**1 460**	**3 504**	**2 144**	**1 259**	**2 138**	**450**
Vacant—seasonal and migratory	–	1	–	–	–	–	–	–	–	–	–	–	–	–
All year-round housing units	**3 109**	**2 807**	**2 446**	**1 231**	**277**	**994**	**1 108**	**2 043**	**1 460**	**3 504**	**2 144**	**1 259**	**2 138**	**450**
TENURE, RACE, AND VACANCY STATUS														
Owner occupied	750	1 846	393	781	153	394	642	1 010	483	1 756	1 358	1 017	1 468	278
Cooperative and condominium	–	7	8	–	–	–	–	7	–	6	–	–	–	–
White	654	857	97	153	86	115	459	819	401	1 356	1 264	888	1 359	192
Negro	25	881	259	582	57	253	88	73	23	147	9	33	37	59
Renter occupied	2 271	883	1 916	409	117	566	439	940	902	1 643	725	232	626	156
White	1 874	341	86	53	55	71	344	748	697	1 208	659	201	565	119
Negro	164	495	1 776	346	58	484	65	93	77	274	14	11	26	32
Vacant year-round	88	78	137	41	7	34	27	93	75	105	61	10	44	16
For sale only	1	17	7	6	2	2	5	9	3	19	8	2	16	2
Vacant less than 6 months	...	11	7	3	...	...	4	6	...	15	6	...	14	...
Median price asked	...	$21 900	$21 300	$22 500	...	...	$21 900	$22 000	–	$20 000	$22 500	...	$23 100	...
For rent	60	38	82	24	–	19	12	51	46	61	40	3	13	11
Vacant less than 2 months	29	23	49	11	–	12	3	32	34	38	37	...	9	3
Median rent asked	$105	$111	$59	$120	–	$81	$100	$119	$122	$116	$136	...	$131	$110
Other	27	23	48	11	5	13	10	33	26	25	13	5	15	3
LACKING SOME OR ALL PLUMBING FACILITIES														
All units	**68**	**40**	**50**	**18**	**9**	**14**	**7**	**20**	**38**	**33**	**12**	**7**	**15**	**3**
Owner occupied	6	11	3	9	6	4	2	11	9	14	6	3	10	1
Negro	–	5	2	7	3	2	–	–	3	–	–	–	–	–
Renter occupied	54	23	35	6	3	6	4	8	24	18	6	2	5	2
Negro	–	22	34	5	1	6	3	–	1	2	–	–	1	1
Vacant year-round	8	6	12	3	–	4	1	1	5	1	–	2	–	–
For sale only	–	–	–	1	–	–	–	–	–	–	–	–	–	–
For rent	7	4	2	1	–	–	–	1	2	–	–	...	–	–
COMPLETE KITCHEN FACILITIES AND ACCESS														
Lacking complete kitchen facilities	69	37	24	10	–	12	13	29	35	17	14	6	18	1
Access only through other living quarters	13	5	4	1	–	1	–	7	2	2	2	–	–	1
ROOMS														
1 room	68	32	21	9	2	6	12	20	25	24	16	5	12	5
2 rooms	316	93	108	30	7	45	49	102	84	155	103	18	78	39
3 rooms	596	263	448	121	25	112	125	287	252	504	224	64	213	62
4 rooms	844	586	840	243	82	306	308	568	468	969	368	415	434	83
5 rooms	852	1 163	660	472	100	290	360	647	418	1 133	948	520	927	175
6 rooms	326	471	258	232	44	149	181	318	146	535	351	179	364	62
7 rooms	78	143	84	88	9	66	47	77	52	131	95	46	79	18
8 rooms	23	42	20	27	3	18	19	19	7	35	33	6	18	4
9 rooms or more	6	14	7	9	5	2	7	5	8	18	6	6	13	2
Median	4.2	4.9	4.3	5.0	4.7	4.6	4.7	4.6	4.3	4.6	4.9	4.7	4.9	4.7
All occupied housing units	**3 021**	**2 729**	**2 309**	**1 190**	**270**	**960**	**1 081**	**1 950**	**1 385**	**3 399**	**2 083**	**1 249**	**2 094**	**434**
PERSONS														
1 person	703	472	320	188	43	138	240	419	335	716	505	191	417	94
2 persons	783	830	451	355	103	214	337	569	439	992	753	419	731	135
3 persons	514	480	343	199	46	169	180	318	220	589	328	242	359	73
4 persons	346	371	342	160	36	128	123	248	161	412	220	184	268	59
5 persons	279	247	277	114	23	110	84	168	100	292	133	108	139	29
6 persons or more	396	329	576	174	19	201	117	228	130	398	144	105	180	44
Median, all occupied units	2.5	2.6	3.6	2.8	2.4	3.3	2.4	2.5	2.3	2.5	2.2	2.6	2.4	2.4
Median, owner occupied units	2.4	2.7	3.0	2.9	2.4	2.8	2.6	2.5	2.3	2.5	2.3	2.6	2.4	2.7
Median, renter occupied units	2.6	2.4	3.8	2.5	2.4	3.6	2.2	2.5	2.3	2.5	2.1	2.5	2.3	2.1
Units with roomers, boarders, or lodgers	132	88	62	50	15	54	64	138	89	120	74	42	57	8
PERSONS PER ROOM														
1.00 or less	2 479	2 410	1 611	1 026	249	751	962	1 670	1 211	2 958	1 960	1 133	1 921	395
1.01 to 1.50	378	225	482	109	14	152	89	208	129	322	94	92	136	30
1.51 or more	164	94	216	55	7	57	30	72	45	119	29	24	37	9
Units with all plumbing facilities—1.01 or more	536	315	685	163	20	208	119	278	169	438	121	115	172	39
VALUE														
Specified owner occupied units[1]	**396**	**1 698**	**347**	**702**	**139**	**362**	**550**	**834**	**333**	**1 563**	**1 253**	**987**	**1 362**	**250**
Less than $5,000	1	–	1	3	–	2	2	4	1	6	2	–	2	–
$5,000 to $7,499	1	2	3	4	1	4	3	3	2	16	1	–	–	–
$7,500 to $9,999	2	9	9	6	–	5	10	16	13	26	2	5	5	3
$10,000 to $14,999	37	85	30	36	13	40	66	139	57	181	51	49	51	17
$15,000 to $19,999	100	333	92	195	35	83	114	262	115	394	217	221	214	53
$20,000 to $24,999	113	514	112	220	44	95	154	235	91	495	416	385	432	87
$25,000 to $34,999	116	647	75	200	41	106	178	149	48	359	485	265	522	67
$35,000 to $49,999	23	104	22	35	4	25	21	23	6	82	69	58	127	22
$50,000 or more	3	4	3	3	1	2	2	3	–	4	10	4	9	1
Median	$22 500	$24 100	$21 700	$22 400	$22 300	$22 500	$22 600	$19 900	$19 100	$21 600	$24 200	$22 800	$24 700	$23 000
CONTRACT RENT														
Specified renter occupied units[2]	**2 250**	**871**	**1 876**	**406**	**117**	**553**	**439**	**933**	**897**	**1 625**	**722**	**231**	**617**	**155**
Less than $30	23	10	6	8	2	5	2	21	19	15	9	2	23	2
$30 to $39	19	3	11	1	–	1	2	1	3	28	1	–	9	1
$40 to $59	138	41	709	11	6	67	10	25	24	152	11	2	15	6
$60 to $79	344	111	727	44	16	185	35	107	82	191	32	14	33	13
$80 to $99	495	145	140	71	16	98	54	167	151	229	79	24	64	12
$100 to $149	1 010	360	215	174	48	157	195	413	457	695	289	79	295	77
$150 to $199	168	163	57	69	27	30	106	153	134	243	214	85	139	39
$200 to $249	16	15	3	8	–	2	20	20	10	28	41	12	11	–
$250 or more	3	2	2	–	–	–	4	6	–	4	13	4	4	–
No cash rent	34	21	6	20	2	8	11	20	17	40	33	9	24	5
Median	$104	$116	$64	$116	$125	$82	$130	$114	$118	$115	$138	$145	$129	$131

[1]Limited to one-family homes on less than 10 acres and no business on property. [2]Excludes one-family homes on 10 acres or more.

Table H-1. **Occupancy, Utilization, and Financial Characteristics of Housing Units: 1970**—Continued

[For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text] 480-268 P.O. 50

Census Tracts	San Francisco—Con.													
	Tract 0259	Tract 0260	Tract 0261	Tract 0262	Tract 0263	Tract 0264	Tract 0301	Tract 0302	Tract 0303	Tract 0304	Tract 0305	Tract 0306	Tract 0307	Tract 0308
All housing units	**1 023**	**4 308**	**1 479**	**1 524**	**3 005**	**3 883**	**3 560**	**3 742**	**3 438**	**1 743**	**994**	**834**	**2 551**	**1 998**
Vacant—seasonal and migratory	–	–	–	–	1	–	–	1	–	–	–	–	–	–
All year-round housing units	**1 023**	**4 308**	**1 479**	**1 524**	**3 004**	**3 883**	**3 560**	**3 741**	**3 438**	**1 743**	**994**	**834**	**2 551**	**1 998**
TENURE, RACE, AND VACANCY STATUS														
Owner occupied	820	2 931	1 102	1 053	2 291	2 266	895	926	2 279	1 412	786	713	2 146	1 636
Cooperative and condominium	–	13	–	–	–	14	6	17	7	–	–	–	–	–
White	643	2 558	1 026	925	2 089	1 730	787	796	2 055	1 358	725	691	1 893	1 585
Negro	91	102	11	64	29	244	31	13	25	3	3	3	119	4
Renter occupied	182	1 283	362	442	649	1 487	2 583	2 756	1 117	313	194	100	362	322
White	147	1 143	318	370	607	783	2 286	2 512	1 033	297	162	99	323	303
Negro	27	50	26	35	13	604	133	28	25	5	16	–	23	3
Vacant year-round	21	94	15	29	64	130	82	59	42	18	14	21	43	40
For sale only	4	27	–	6	17	11	5	3	9	7	11	2	20	17
Vacant less than 6 months	...	24	–	5	11	7	5	...	8	7	10	...	19	14
Median price asked	...	$19 600	–	$22 500	$28 000	$24 600	...	...	$31 000	$40 600	$32 900	...	$33 100	$35 000
For rent	8	46	5	8	21	87	63	32	24	3	2	1	9	7
Vacant less than 2 months	7	34	–	4	13	84	57	27	17	...	...	...	5	2
Median rent asked	$180	$138	$163	$167	$139	$169	$163	$159	$188	...	...	...	$206	$158
Other	9	21	10	15	26	32	14	24	9	8	1	18	14	16
LACKING SOME OR ALL PLUMBING FACILITIES														
All units	–	**39**	**15**	**16**	**7**	**30**	**31**	**31**	**38**	**22**	**8**	**9**	**23**	**14**
Owner occupied	–	17	11	12	4	3	6	5	26	18	6	9	22	9
Negro	–	1	–	1	–	1	–	1	–	–	–	–	–	–
Renter occupied	–	20	4	4	2	18	24	26	12	4	2	–	1	5
Negro	–	–	–	–	–	3	2	1	–	–	–	–	–	–
Vacant year-round	–	2	–	–	1	9	1	–	–	–	–	–	–	–
For sale only	–	1	–	–	1	–	–	–	–	–	–	–	–	–
For rent	–	–	–	–	–	5	1	–	–	–	–	–	–	–
COMPLETE KITCHEN FACILITIES AND ACCESS														
Lacking complete kitchen facilities	–	27	11	4	9	28	28	27	17	6	3	2	2	7
Access only through other living quarters	–	3	–	3	1	2	12	3	2	2	–	–	1	1
ROOMS														
1 room	2	21	32	12	14	27	77	65	31	7	43	7	11	13
2 rooms	17	97	69	38	68	61	354	409	132	39	58	15	20	41
3 rooms	45	408	97	145	215	455	1 089	1 113	309	60	18	17	42	107
4 rooms	271	949	109	255	448	1 224	617	755	456	115	118	22	302	67
5 rooms	448	1 871	774	736	1 308	1 307	574	815	1 221	542	332	300	1 036	516
6 rooms	188	731	319	271	708	518	562	403	823	451	301	265	752	594
7 rooms	42	164	52	57	187	236	185	120	291	276	85	128	268	312
8 rooms	7	48	21	9	41	38	67	46	119	150	22	44	83	190
9 rooms or more	3	19	6	1	15	17	35	15	56	103	17	36	37	158
Median	4.9	4.9	5.1	4.9	5.1	4.6	3.9	3.9	5.1	5.7	5.3	5.7	5.4	5.9
All occupied housing units	**1 002**	**4 214**	**1 464**	**1 495**	**2 940**	**3 753**	**3 478**	**3 682**	**3 396**	**1 725**	**980**	**813**	**2 508**	**1 958**
PERSONS														
1 person	119	829	332	277	492	542	1 068	1 321	794	318	180	154	337	435
2 persons	295	1 237	569	542	984	1 071	1 317	1 389	1 377	630	368	316	994	658
3 persons	200	708	254	285	505	748	525	461	541	303	165	146	485	343
4 persons	200	614	146	161	398	618	307	250	370	240	149	103	375	249
5 persons	99	398	86	108	249	349	153	137	191	128	71	55	171	126
6 persons or more	89	428	77	122	312	425	108	124	123	106	47	39	146	147
Median, all occupied units	2.9	2.6	2.2	2.4	2.5	2.9	2.0	1.9	2.2	2.4	2.3	2.3	2.4	2.3
Median, owner occupied units	3.0	2.5	2.3	2.3	2.6	2.8	2.4	2.2	2.2	2.4	2.4	2.3	2.4	2.4
Median, renter occupied units	2.4	2.7	1.9	2.5	2.3	2.9	1.9	1.8	2.0	2.1	1.6	2.2	2.5	1.8
Units with roomers, boarders, or lodgers	24	172	40	53	75	132	256	173	154	47	26	33	58	57
PERSONS PER ROOM														
1.00 or less	899	3 793	1 398	1 379	2 736	3 300	3 338	3 549	3 314	1 696	954	800	2 413	1 915
1.01 to 1.50	81	325	51	83	157	369	109	93	64	22	20	9	75	38
1.51 or more	22	96	15	33	47	84	31	40	18	7	6	4	20	5
Units with all plumbing facilities—1.01 or more	103	420	65	116	204	453	137	132	81	29	26	12	94	43
VALUE														
Specified owner occupied units[1]	**799**	**2 773**	**1 061**	**1 007**	**2 196**	**2 129**	**673**	**559**	**2 038**	**1 346**	**777**	**702**	**2 114**	**1 597**
Less than $5,000	1	13	2	1	2	3	–	1	1	–	–	–	–	–
$5,000 to $7,499	–	11	1	2	3	5	1	–	–	1	–	–	–	–
$7,500 to $9,999	–	31	1	5	7	18	1	–	1	–	–	1	–	2
$10,000 to $14,999	13	227	18	45	70	88	8	16	10	4	1	1	14	3
$15,000 to $19,999	92	707	114	206	338	352	12	48	83	35	2	5	74	27
$20,000 to $24,999	275	930	338	371	682	769	46	122	279	115	55	57	385	143
$25,000 to $34,999	282	716	515	319	925	742	180	277	871	475	450	324	1 014	566
$35,000 to $49,999	133	131	69	56	164	149	355	90	585	381	209	237	474	459
$50,000 or more	3	7	3	2	5	3	70	5	208	335	60	77	153	297
Median	$25 700	$22 100	$26 100	$23 300	$25 000	$23 900	$38 700	$28 300	$32 400	$36 700	$32 300	$33 900	$30 800	$36 900
CONTRACT RENT														
Specified renter occupied units[2]	**178**	**1 272**	**360**	**439**	**643**	**1 475**	**2 577**	**2 748**	**1 116**	**312**	**193**	**100**	**360**	**320**
Less than $30	2	37	17	7	17	8	9	20	6	2	2	3	2	11
$30 to $39	–	4	1	3	–	2	2	1	2	–	6	–	–	1
$40 to $59	1	19	11	5	10	65	24	13	8	5	23	1	3	5
$60 to $79	1	76	14	34	36	139	60	81	26	5	77	2	10	2
$80 to $99	7	131	57	20	77	108	257	186	66	9	1	6	11	22
$100 to $149	42	595	127	171	249	393	997	1 174	334	92	6	25	38	110
$150 to $199	94	313	99	157	178	666	862	1 002	451	107	19	12	126	98
$200 to $249	21	38	15	22	41	43	210	205	124	44	31	19	94	30
$250 or more	–	10	4	4	8	23	127	34	73	30	25	25	64	42
No cash rent	10	49	15	16	27	28	29	32	26	18	3	7	12	33
Median	$166	$130	$121	$143	$137	$151	$147	$146	$161	$166	$69	$190	$194	$151

[1]Limited to one-family homes on less than 10 acres and no business on property. [2]Excludes one-family homes on 10 acres or more

Table H-1. **Occupancy, Utilization, and Financial Characteristics of Housing Units: 1970**—Continued

[For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text] 480-268 P-0.50

Census Tracts	San Francisco—Con.													
	Tract 0309	Tract 0310	Tract 0311	Tract 0312	Tract 0313	Tract 0314	Tract 0326	Tract 0327	Tract 0328	Tract 0329	Tract 0330	Tract 0331	Tract 0332	Tract 0351
All housing units	**2 352**	**1 045**	**2 196**	**2 094**	**2 470**	**1 303**	**2 967**	**2 303**	**2 668**	**2 925**	**2 590**	**1 161**	**4 255**	**2 667**
Vacant—seasonal and migratory	–	–	–	–	–	–	1	–	–	–	–	–	–	–
All year-round housing units	**2 352**	**1 045**	**2 196**	**2 094**	**2 470**	**1 303**	**2 966**	**2 303**	**2 668**	**2 925**	**2 590**	**1 161**	**4 255**	**2 667**
TENURE, RACE, AND VACANCY STATUS														
Owner occupied	2 164	923	1 380	1 337	1 979	927	1 599	1 670	2 019	2 505	2 115	1 109	8	1 848
Cooperative and condominium	–	–	–	9	6	12	–	–	–	–	–	–	–	–
White	2 030	871	1 230	602	820	237	1 452	1 555	1 889	2 361	2 047	1 090	8	1 698
Negro	91	25	65	658	1 064	666	8	8	6	4	3	–	–	4
Renter occupied	158	110	714	662	449	327	1 322	603	638	390	444	46	4 192	766
White	127	96	627	364	175	67	1 233	567	608	360	428	42	4 149	711
Negro	17	8	49	267	249	252	10	11	5	5	1	–	12	9
Vacant year-round	30	12	102	95	42	49	45	30	11	30	31	6	55	53
For sale only	7	10	13	61	9	33	6	5	2	9	16	–	1	8
Vacant less than 6 months	2	5	12	58	9	33	6	3	...	9	13	–	...	8
Median price asked	$47 500	$39 300	$21 300	$18 800	$24 500	$23 800	$27 500	$33 300	...	$29 300	$30 800	–	–	$26 300
For rent	1	1	59	19	15	9	33	13	5	12	8	–	36	23
Vacant less than 2 months	...	...	50	10	7	8	25	8	5	9	7	–	32	20
Median rent asked	...	...	$151	$131	$117	$88	$145	$169	$175	$213	$150	–	$163	$164
Other	22	1	30	15	18	7	6	12	4	9	7	6	18	22
LACKING SOME OR ALL PLUMBING FACILITIES														
All units	**19**	**3**	**14**	**17**	**9**	**11**	**17**	**97**	**29**	**24**	**4**	**1**	**9**	**18**
Owner occupied	18	3	6	6	6	5	7	71	22	20	2	1	–	11
Negro	–	–	1	3	3	1	–	–	–	–	–	–	–	–
Renter occupied	–	–	3	11	3	5	8	26	6	4	2	–	9	7
Negro	–	–	–	2	2	4	–	1	–	–	–	–	–	1
Vacant year-round	1	–	5	–	–	1	2	–	1	–	–	–	–	–
For sale only	–	–	–	–	–	–	–	–	–	–	–	–	–	–
For rent	–	–	2	–	–	1	–	–	–	–	–	–	–	–
COMPLETE KITCHEN FACILITIES AND ACCESS														
Lacking complete kitchen facilities	2	–	14	18	6	15	13	15	7	10	8	2	2	12
Access only through other living quarters	–	–	2	–	1	1	3	–	–	2	2	–	–	2
ROOMS														
1 room	2	–	37	20	25	10	30	15	15	15	10	1	8	14
2 rooms	6	5	49	82	35	34	150	48	72	38	36	3	121	69
3 rooms	20	14	253	202	97	82	423	142	194	80	127	8	1 472	239
4 rooms	25	22	481	410	528	312	399	207	251	357	167	10	1 789	423
5 rooms	369	380	919	851	1 178	517	1 150	1 063	1 314	1 500	1 165	442	648	1 269
6 rooms	756	356	331	367	450	236	579	566	614	715	753	387	207	507
7 rooms	538	170	100	123	120	87	169	189	161	168	236	191	3	109
8 rooms	343	54	17	25	31	19	53	58	38	36	71	72	5	27
9 rooms or more	293	44	9	14	6	6	13	15	9	16	25	47	2	10
Median	6.5	5.8	4.8	4.9	5.0	4.9	4.9	5.2	5.1	5.1	5.3	5.8	3.8	5.0
All occupied housing units	**2 322**	**1 033**	**2 094**	**1 999**	**2 428**	**1 254**	**2 921**	**2 273**	**2 657**	**2 895**	**2 559**	**1 155**	**4 200**	**2 614**
PERSONS														
1 person	304	167	460	401	334	184	797	494	605	541	519	156	1 497	542
2 persons	842	366	754	669	821	383	1 159	909	1 105	1 215	1 014	507	1 820	961
3 persons	415	198	375	330	467	218	435	377	460	526	423	212	501	477
4 persons	364	128	229	223	334	165	272	237	260	329	302	159	312	308
5 persons	194	87	132	159	208	112	142	152	140	174	148	69	58	179
6 persons or more	203	87	144	217	264	192	116	104	87	110	153	52	12	147
Median, all occupied units	2.5	2.5	2.3	2.4	2.6	2.8	2.1	2.2	2.2	2.2	2.3	2.3	1.8	2.3
Median, owner occupied units	2.5	2.4	2.3	2.4	2.6	2.7	2.2	2.2	2.2	2.2	2.3	2.3	2.0	2.3
Median, renter occupied units	2.6	3.1	2.2	2.3	2.7	2.9	1.9	2.1	1.9	2.3	2.1	2.6	1.8	2.2
Units with roomers, boarders, or lodgers	61	34	95	124	130	59	124	57	74	58	71	8	19	77
PERSONS PER ROOM														
1.00 or less	2 284	995	1 964	1 810	2 191	1 076	2 850	2 209	2 589	2 821	2 473	1 149	4 167	2 496
1.01 to 1.50	35	31	95	146	181	132	50	53	50	58	74	6	23	88
1.51 or more	3	7	35	43	56	46	21	11	18	16	12	–	10	30
Units with all plumbing facilities—1.01 or more	38	38	128	188	235	177	71	60	68	74	85	6	33	117
VALUE														
Specified owner occupied units[1]	**2 150**	**912**	**1 275**	**1 268**	**1 913**	**869**	**1 335**	**1 531**	**1 916**	**2 450**	**2 047**	**1 102**	...	**1 729**
Less than $5,000	–	–	–	3	3	1	1	1	1	–	–	–	...	–
$5,000 to $7,499	–	–	3	7	4	7	–	2	2	1	2	–	...	4
$7,500 to $9,999	–	–	9	7	5	10	4	3	3	5	4	3	...	3
$10,000 to $14,999	3	8	73	123	56	77	7	3	14	12	15	2	...	10
$15,000 to $19,999	9	36	373	414	393	225	70	35	92	80	107	4	...	81
$20,000 to $24,999	56	136	425	397	765	282	337	241	370	529	361	16	...	452
$25,000 to $34,999	448	420	344	274	601	198	745	920	1 250	1 494	1 062	281	...	1 039
$35,000 to $49,999	865	261	45	43	80	63	164	303	176	312	410	531	...	135
$50,000 or more	769	51	3	–	6	6	7	23	8	17	86	265	...	5
Median	$44 700	$31 600	$22 100	$21 000	$23 200	$22 000	$28 300	$30 200	$28 800	$29 000	$30 000	$41 900	...	$28 000
CONTRACT RENT														
Specified renter occupied units[2]	**158**	**102**	**707**	**659**	**445**	**318**	**1 320**	**602**	**636**	**389**	**442**	**45**	**3 938**	**763**
Less than $30	2	2	12	6	5	2	12	4	5	8	11	–	32	5
$30 to $39	–	–	2	1	2	–	2	1	–	–	–	–	–	1
$40 to $59	2	–	13	14	2	11	10	2	5	5	8	–	69	5
$60 to $79	3	2	17	50	13	20	30	14	10	15	9	–	3	17
$80 to $99	5	2	46	92	5	24	85	24	24	8	30	1	2	23
$100 to $149	22	11	234	249	150	130	503	178	193	73	121	5	761	218
$150 to $199	33	28	284	196	197	110	524	264	249	139	138	3	1 811	354
$200 to $249	20	30	65	31	46	17	98	66	96	89	72	6	1 096	96
$250 or more	48	16	13	4	11	–	22	28	26	29	37	26	163	28
No cash rent	23	11	21	16	14	4	34	21	28	23	16	4	1	16
Median	$201	$201	$153	$134	$160	$141	$150	$163	$163	$177	$162	$270	$180	$165

[1]Limited to one-family homes on less than 10 acres and no business on property. [2]Excludes one-family homes on 10 acres or more.

Table H-1. **Occupancy, Utilization, and Financial Characteristics of Housing Units: 1970**—Continued

(For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

480-268 P.O. 50

Census Tracts	San Francisco—Con.													
	Tract 0352	Tract 0353	Tract 0354	Tract 0401	Tract 0402	Tract 0426	Tract 0427	Tract 0428	Tract 0451	Tract 0452	Tract 0476	Tract 0477	Tract 0478	Tract 0479
All housing units	**3 183**	**2 349**	**2 282**	**1 792**	**2 275**	**2 835**	**2 032**	**963**	**1 842**	**2 648**	**2 119**	**3 076**	**2 750**	**3 586**
Vacant—seasonal and migratory	–	4	1	–	–	–	–	1	–	–	–	–	–	–
All year-round housing units	**3 183**	**2 345**	**2 281**	**1 792**	**2 275**	**2 835**	**2 032**	**962**	**1 842**	**2 648**	**2 119**	**3 076**	**2 750**	**3 586**
TENURE, RACE, AND VACANCY STATUS														
Owner occupied	1 592	1 818	1 526	430	561	919	571	715	561	923	851	1 326	1 353	1 873
Cooperative and condominium	–	–	–	–	–	10	–	–	–	19	–	–	–	–
White	1 441	1 708	1 388	329	417	681	432	693	340	576	510	919	1 019	1 502
Negro	39	5	16	5	6	7	10	1	47	32	21	27	12	83
Renter occupied	1 488	512	710	1 310	1 678	1 821	1 415	238	1 212	1 673	1 222	1 701	1 318	1 616
White	1 345	480	657	1 053	1 428	1 546	1 192	225	863	1 394	1 054	1 491	1 171	1 428
Negro	56	3	13	34	20	21	25	4	88	35	19	24	14	41
Vacant year-round	103	15	45	52	36	95	46	9	69	52	46	49	79	97
For sale only	12	2	7	1	2	7	2	4	–	5	2	7	13	6
Vacant less than 6 months	9	...	7	...	...	4	...	...	–	2	...	6	12	6
Median price asked	$25 000	...	$29 200	–	–	...	–	...	–	...	...	...	$26 700	...
For rent	52	9	29	41	27	57	24	4	17	34	27	36	46	60
Vacant less than 2 months	37	9	23	33	26	42	19	...	16	25	23	18	32	48
Median rent asked	$168	$179	$178	$162	$161	$149	$170	...	$148	$146	$165	$169	$164	$163
Other	39	4	9	10	7	31	20	1	52	13	17	6	20	31
LACKING SOME OR ALL PLUMBING FACILITIES														
All units	**15**	**7**	**11**	**31**	**66**	**41**	**33**	**14**	**17**	**24**	**12**	**15**	**16**	**36**
Owner occupied	6	5	5	5	14	12	6	10	3	3	4	9	7	7
Negro	–	–	–	–	–	–	–	–	–	–	–	–	–	–
Renter occupied	9	2	4	26	50	29	25	4	14	19	5	5	9	16
Negro	1	–	–	1	–	–	–	–	4	–	–	–	–	2
Vacant year-round	–	–	2	–	2	–	2	–	–	2	3	1	–	3
For sale only	–	–	2	–	–	–	–	–	–	–	...	–	–	–
For rent	–	–	–	–	2	–	–	–	–	1	1	1	–	2
COMPLETE KITCHEN FACILITIES AND ACCESS														
Lacking complete kitchen facilities	16	–	15	16	36	46	10	1	9	25	17	13	13	31
Access only through other living quarters	1	–	1	2	8	6	2	–	5	8	3	2	3	–
ROOMS														
1 room	32	3	25	32	69	54	34	2	28	34	27	33	42	65
2 rooms	186	21	61	161	171	254	208	5	133	234	96	218	166	260
3 rooms	606	144	255	465	510	629	524	50	471	493	293	587	453	573
4 rooms	741	451	472	392	478	547	495	69	423	511	372	535	357	490
5 rooms	1 142	1 118	1 070	385	457	634	417	133	400	572	487	786	797	1 144
6 rooms	376	478	312	180	385	414	251	132	264	451	541	568	577	744
7 rooms	76	103	71	71	128	170	69	137	76	173	160	195	183	195
8 rooms	15	23	14	29	54	91	25	163	33	93	114	132	117	89
9 rooms or more	9	4	1	77	23	42	9	271	14	87	29	22	58	26
Median	4.5	5.0	4.8	4.1	4.3	4.4	4.0	7.2	4.2	4.6	5.1	4.7	4.9	4.9
All occupied housing units	**3 080**	**2 330**	**2 236**	**1 740**	**2 239**	**2 740**	**1 986**	**953**	**1 773**	**2 596**	**2 073**	**3 027**	**2 671**	**3 489**
PERSONS														
1 person	732	379	469	555	754	816	646	126	487	770	507	930	707	956
2 persons	1 141	784	801	582	745	930	721	313	572	809	660	1 009	940	1 340
3 persons	566	472	376	258	342	408	280	173	289	385	345	435	441	539
4 persons	364	369	295	156	185	277	179	178	203	276	251	291	270	333
5 persons	152	177	170	91	111	164	88	103	95	185	140	189	160	177
6 persons or more	125	149	125	98	102	145	72	60	127	171	170	173	153	144
Median, all occupied units	2.2	2.5	2.3	2.0	2.0	2.1	2.0	2.7	2.2	2.2	2.3	2.1	2.2	2.1
Median, owner occupied units	2.3	2.6	2.4	2.6	2.5	2.5	2.4	3.1	2.5	2.7	2.8	2.5	2.4	2.3
Median, renter occupied units	2.1	2.3	2.1	1.9	1.8	1.9	1.9	2.1	2.1	1.9	2.1	1.8	1.9	1.9
Units with roomers, boarders, or lodgers	163	55	79	114	127	156	121	42	123	221	98	118	104	142
PERSONS PER ROOM														
1.00 or less	2 941	2 225	2 104	1 630	2 134	2 662	1 887	947	1 617	2 454	1 960	2 894	2 574	3 371
1.01 to 1.50	109	85	102	84	65	89	71	3	104	98	82	101	67	82
1.51 or more	30	20	30	26	40	49	28	3	52	44	31	32	30	36
Units with all plumbing facilities—1.01 or more	139	104	132	108	98	133	99	6	151	140	113	132	96	118
VALUE														
Specified owner occupied units[1]	**1 457**	**1 767**	**1 449**	**236**	**275**	**585**	**368**	**657**	**285**	**551**	**523**	**997**	**1 029**	**1 625**
Less than $5,000	3	1	1	–	–	–	–	–	2	2	–	1	–	1
$5,000 to $7,499	–	1	1	–	–	–	–	–	1	–	–	2	–	1
$7,500 to $9,999	2	1	2	1	1	5	1	–	2	1	–	1	–	4
$10,000 to $14,999	42	3	10	4	6	6	11	1	2	2	1	11	15	15
$15,000 to $19,999	193	61	125	24	16	61	26	4	18	28	12	55	37	109
$20,000 to $24,999	515	430	558	30	56	97	76	4	57	70	68	169	129	309
$25,000 to $34,999	639	1 060	715	61	80	243	152	33	139	208	226	482	493	844
$35,000 to $49,999	59	194	55	41	82	147	80	108	54	186	201	261	283	318
$50,000 or more	4	16	2	75	34	26	22	507	10	54	15	15	72	24
Median	$24 700	$28 600	$25 500	$34 700	$32 300	$30 100	$29 600	50000+	$29 400	$33 300	$33 000	$30 400	$31 800	$29 400
CONTRACT RENT														
Specified renter occupied units[2]	**1 484**	**509**	**708**	**1 307**	**1 676**	**1 819**	**1 415**	**237**	**1 209**	**1 667**	**1 320**	**1 698**	**1 316**	**1 610**
Less than $30	10	–	5	13	13	21	10	–	6	7	6	12	6	15
$30 to $39	1	–	–	1	3	–	2	1	1	1	1	2	–	1
$40 to $59	10	–	1	14	26	8	10	–	16	10	5	4	7	11
$60 to $79	34	6	8	53	37	52	37	1	43	48	18	19	27	35
$80 to $99	77	13	30	131	111	104	55	3	95	144	46	62	65	68
$100 to $149	503	129	229	547	632	691	555	51	506	749	445	771	495	440
$150 to $199	652	220	258	404	643	713	555	76	440	525	526	636	546	720
$200 to $249	161	110	127	89	138	145	123	38	59	107	118	127	95	172
$250 or more	16	13	30	35	47	45	51	57	23	43	34	38	48	78
No cash rent	20	18	20	20	26	40	17	10	20	33	21	27	27	50
Median	$157	$172	$164	$140	$150	$151	$153	$188	$144	$142	$157	$148	$154	$163

[1]Limited to one-family homes on less than 10 acres and no business on property. [2]Excludes one-family homes on 10 acres or more

Table H-1. **Occupancy, Utilization, and Financial Characteristics of Housing Units: 1970**—Continued

[For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text] 480-268 P.O. 50

Census Tracts	San Francisco—Con.											Burlingame		
	Tract 0601	Tract 0602	Tract 0603	Tract 0604	Tract 0605	Tract 0606	Tract 0606.99	Tract 0607	Tract 0608	Tract 0609	Tract 0610	Tract 6050	Tract 6051	Tract 6052
All housing units	**796**	**8**	**39**	**302**	**976**	**558**	–	**3**	**63**	**93**	**501**	**2 573**	**1 308**	**1 288**
Vacant—seasonal and migratory	–	–	–	–	–	–	–	–	–	–	–	–	–	–
All year-round housing units	**796**	**8**	**39**	**302**	**976**	**558**	–	**3**	**63**	**93**	**501**	**2 573**	**1 308**	**1 288**
TENURE, RACE, AND VACANCY STATUS														
Owner occupied	82	–	–	293	294	–	–	...	12	5	383	1 650	558	1 021
Cooperative and condominium	–	–	–	–	–	–	–	...	–	–	–	12	5	–
White	79	–	–	292	193	–	–	...	7	3	263	1 634	555	1 020
Negro	1	–	–	–	39	–	–	...	5	2	86	3	–	–
Renter occupied	699	8	38	7	672	520	–	...	51	74	98	890	716	247
White	603	7	38	7	255	435	–	...	8	15	66	880	701	241
Negro	72	–	–	–	370	27	–	...	41	58	27	–	1	1
Vacant year-round	15	–	1	2	10	38	–	...	–	14	20	33	34	20
For sale only	–	–	–	1	1	1	–	...	–	3	9	2	4	3
Vacant less than 6 months	–	–	–	...	...	...	–	...	–	...	8	...	...	...
Median price asked	–	–	–	...	...	–	–	...	–	...	$16 300	...	...	...
For rent	15	–	1	1	9	19	–	...	–	7	9	19	25	9
Vacant less than 2 months	12	–	...	...	8	19	–	...	–	6	7	19	23	7
Median rent asked	$126	–	–	...	$65	$55	–	...	–	$66	$105	$218	$148	$188
Other	–	–	–	–	–	18	–	...	–	4	2	12	5	8
LACKING SOME OR ALL PLUMBING FACILITIES														
All units	**3**	–	1	–	**4**	**3**	–	...	**2**	**5**	**7**	**3**	**10**	**5**
Owner occupied	–	–	–	–	1	–	–	...	–	1	1	1	3	5
Negro	–	–	–	–	1	–	–	...	–	...	–	...	–	–
Renter occupied	3	–	–	–	3	3	–	...	2	3	4	2	7	–
Negro	–	–	–	–	–	–	–	...	1	1	–	–	–	–
Vacant year-round	–	–	...	–	–	–	–	...	–	1	2	–	–	–
For sale only	–	–	–	–	–	–	–	...	–	–	–	–	–	–
For rent	–	–	...	–	–	–	–	...	–	1	2	–	–	–
COMPLETE KITCHEN FACILITIES AND ACCESS														
Lacking complete kitchen facilities	1	–	5	–	1	1	–	...	4	1	8	4	8	1
Access only through other living quarters	–	–	–	–	1	–	–	...	–	1	3	–	–	1
ROOMS														
1 room	4	–	2	–	5	3	–	...	–	2	7	25	37	6
2 rooms	4	–	4	–	26	23	–	...	4	–	16	73	132	26
3 rooms	19	–	31	2	102	173	–	...	9	9	33	380	322	79
4 rooms	80	1	–	5	493	199	–	...	18	19	97	261	203	65
5 rooms	114	1	2	98	267	108	–	...	20	42	207	411	380	300
6 rooms	261	1	–	141	53	38	–	...	6	11	91	509	170	402
7 rooms	183	4	–	41	18	11	–	...	4	8	37	458	47	210
8 rooms	57	1	–	12	8	3	–	...	1	1	8	295	10	127
9 rooms or more	74	–	–	3	4	–	–	...	1	1	5	161	7	73
Median	6.2	6.8	2.9	5.8	4.2	3.9	–	...	4.5	4.9	5.0	5.8	4.3	5.9
All occupied housing units	**781**	**8**	**38**	**300**	**966**	**520**	–	...	**63**	**79**	**481**	**2 540**	**1 274**	**1 268**
PERSONS														
1 person	9	–	27	19	90	105	–	...	13	10	80	416	498	206
2 persons	141	2	6	147	224	166	–	...	18	9	147	996	462	440
3 persons	177	2	4	56	228	125	–	...	13	17	81	370	160	212
4 persons	194	1	–	39	177	64	–	...	8	11	58	365	85	188
5 persons	130	2	1	26	124	35	–	...	2	12	45	254	46	102
6 persons or more	130	1	–	13	123	25	–	...	9	20	70	139	23	120
Median, all occupied units	3.8	3.5	1.2	2.4	3.2	2.4	–	...	2.5	3.8	2.7	2.4	1.8	2.5
Median, owner occupied units	3.5	–	–	2.4	3.2	–	–	...	2.5	2.7	2.8	3.0	2.2	2.7
Median, renter occupied units	3.9	3.5	1.2	2.0	3.3	2.4	–	...	2.5	4.0	2.3	1.8	1.4	2.1
Units with roomers, boarders, or lodgers	3	–	1	4	21	4	–	...	3	1	26	40	46	27
PERSONS PER ROOM														
1.00 or less	750	7	37	298	790	467	–	...	54	63	419	2 522	1 253	1 252
1.01 to 1.50	21	1	–	1	150	39	–	...	9	12	45	13	17	15
1.51 or more	10	–	1	1	26	14	–	...	–	4	17	5	4	1
Units with all plumbing facilities—1.01 or more	30	1	1	2	176	53	–	...	9	16	62	18	21	16
VALUE														
Specified owner occupied units[1]	**66**	–	–	**292**	**265**	–	–	...	**8**	...	**369**	**1 609**	**510**	**1 009**
Less than $5,000	1	–	–	–	–	–	–	...	–	...	–	–	–	–
$5,000 to $7,499	2	–	–	–	–	–	–	...	–	...	1	–	1	–
$7,500 to $9,999	–	–	–	–	–	–	–	...	–	...	1	–	–	–
$10,000 to $14,999	2	–	–	–	15	–	–	...	2	...	28	1	4	1
$15,000 to $19,999	5	–	–	1	60	–	–	...	2	...	79	4	34	15
$20,000 to $24,999	3	–	–	6	106	–	–	...	1	...	119	20	90	65
$25,000 to $34,999	32	–	–	48	73	–	–	...	1	...	120	158	308	375
$35,000 to $49,999	20	–	–	183	8	–	–	...	2	...	18	562	70	445
$50,000 or more	1	–	–	54	3	–	–	...	–	...	3	864	3	108
Median	$31 300	–	–	$42 500	$22 700	–	–	...	$20 000	...	$23 200	50000+	$29 100	$36 600
CONTRACT RENT														
Specified renter occupied units[2]	**683**	**7**	**38**	**7**	**655**	**512**	–	...	**51**	**73**	**97**	**890**	**715**	**246**
Less than $30	2	–	–	1	4	–	–	...	3	1	1	2	10	1
$30 to $39	2	–	–	–	9	–	–	...	–	–	1	–	–	–
$40 to $59	1	–	1	–	204	158	–	...	6	7	3	2	–	–
$60 to $79	7	–	25	–	280	43	–	...	20	33	9	–	15	2
$80 to $99	1	–	9	–	73	1	–	...	9	6	20	11	54	3
$100 to $149	101	5	2	–	56	25	–	...	12	22	25	126	376	45
$150 to $199	19	1	–	1	20	–	–	...	–	2	30	410	196	109
$200 to $249	3	1	–	–	6	–	–	...	–	–	4	150	51	46
$250 or more	1	–	–	1	–	–	–	...	–	–	1	176	7	27
No cash rent	546	–	1	4	3	285	–	...	1	2	3	13	6	13
Median	$122	$135	$77	...	$65	$57	–	...	$77	$72	$124	$166	$139	$180

[1]Limited to one-family homes on less than 10 acres and no business on property [2]Excludes one-family homes on 10 acres or more.

1970 CENSUS TRACTS

SAN FRANCISCO BAY
PACIFIC OCEAN
601 PRESIDIO
603 GOLDEN GATE PARK
605 JOHN McLAREN PARK
LAKE MERCED
CENSUS TRACT BASE PREPARED BY THE SAN FRANCISCO DEPARTMENT OF CITY PLANNING

URBAN RENEWAL IN SAN FRANCISCO

REDEVELOPMENT PROJECT AREAS

COMPLETED

1 Western Addition A-1
2 Chinese Cultural and Trade Center

DEVELOPMENT STAGE

3 Golden Gateway
4 Western Addition A-2
5 Yerba Buena Center
6 Diamond Heights
7 India Basin Industrial Park
8 Hunters Point

UNDER CONSIDERATION

9 Regal Pale
10 Stockton - Sacramento

FEDERALLY-ASSISTED CODE ENFORCEMENT AREAS

COMPLETED

1 Great Highway
2 Glen Park
3 Buena Vista Heights
4 Arguello Park

IN PROGRESS

5 Alamo Square
6 Duboce Triangle
7 Bernal Heights

PROPOSED

8 Upper Ashbury
9 Inner Richmond

CONSERVATION AREAS

COMPLETED

1 Pacific Heights
2 West Nob Hill
3 Visitacion Valley

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LYNN E. PIO, Administrative Secretary

This report was written by Mr. M. F. Groat, Planner IV, Urban Systems Analyst. Data collection and research was carried out by Mrs. Moira So, Planner I. Graphics were prepared by Mr. Donald Brown, Mrs. Jean Cody, and Mrs. Ruth Durbin under the direction of Mr. Frank Hendricks. Eda Kavin designed the cover and titles. Barbara Barck and Lenora Lee provided clerical assistance.

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San Francisco

CHANGES IN THE SAN FRANCISCO HOUSING INVENTORY

SAN FRANCISCO DEPARTMENT OF CITY PLANNING ·:· 1973

C H A N G E S I N T H E S A N F R A N C I S C O

H O U S I N G I N V E N T O R Y

1 9 7 2

SAN FRANCISCO DEPARTMENT OF CITY PLANNING, APRIL, 1973

P R E F A C E

This report on the changes in the housing inventory represents the seventh in a series that commenced in 1967. Based upon City records, it brings together information about the number of units completed, the number demolished, and the resulting net change for the City as a whole and for its fifteen planning areas. The format has remained the same, for most tables, during the time of its publication. Consequently, time series comparisons for most items and areas can be made.

In addition to information about the numbers of housing units, this report deals with the impact of public actions -- redevelopment, code enforcement, and public housing -- on the inventory and the effect of the moratorium of Federal subsidies upon these important programs.

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A Note on Sources: Unless otherwise specified, all tables in this report are based on information from Department of Public Works records collected by the Department of City Planning.

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A Net Change by Census Tract and Structure Type San Francisco, 1972

B Housing Units Certified Complete by Census Tract and Structure Type, San Francisco, 1972

C Demolition by Census Tract and Structure Type, San Francisco, 1972

S U M M A R Y

1. Eight hundred and fifty housing units were added to the housing stock of the city in 1972, increasing the citywide total to 310,435 units. This net gain was the difference between 1,713 units completed and 863 demolished. The higher number of completions for 1972 was offset by a substantial number of demolitions resulting in a smaller net gain for the year than in 1971.

2. The trend in net losses continued for structures having two and three units. Net gains were experienced in structures having ten or more units and in single family dwellings. In addition, if attached town houses are included in single family totals, the number rises significantly. One hundred fifty one of these were completed in the Western Addition Redevelopment project during 1972.

3. In 1972, more housing units were completed than in any other year since 1966. Three quarters of the completions were in structures containing five or more units, or in town house developments which frequently fall in this category of building permit.

4. Demolition was highest in the five or more unit structures in 1972, accounting for 56.7 percent of the total demolition. A high percentage of these demolished higher-density structures were substandard buildings removed by both public and private actions. Single-family units are no longer responsible for the largest share of the total demolition; in 1972, 21.3 percent of the total demolition was in structures of five to nine units, the highest among all structure types.

5. Public action accounted, in one way or another, for 52 percent of the total completions in 1972. This is attributable to housing completion in the redevelopment projects in Western Addition, Diamond Heights and Hunters Point, plus three high-density public housing projects for senior citizens located in the Western Addition, Downtown and Buena Vista districts. Simultaneously, public action accounted for almost 50 percent of the total number of units removed from the housing stock this year, specifically in Western Addition and Hunters Point.

6. Activities related to Federally subsidized housing programs have slowed down. The moratorium on public housing in 1972 cut down the annual production to almost half of the previous year's total. In 1972, public action accounted for 50 percent of the total number of completions as compared with 70 percent in 1971. While publicly funded projects were responsible for 60 percent of the total estimated construction cost in 1971, it was only 44 percent in 1972. Nevertheless, the average

estimated per unit construction cost in the redevelopment areas has increased at a percentage much greater than the average citywide per unit construction cost between 1971 and 1972.

7. Although San Francisco registered a net gain of single-family units in 1972, the city accounted for only 0.6 percent of the total number of completions of single-family units for the Bay Area for this year. Only five percent of San Francisco's completions in 1972 were single-family units. Napa had the highest total at 85.6 percent single-family completions, with an average of 50 percent for the Bay Area. The total authorization of building permits was lower in 1972 than in 1971; the decline was due mainly to the decrease in multi-family authorization. Yet in Contra Costa, Napa, Santa Clara and Solano, single-family authorization in 1972 occupied a much higher share of the total authorization than occurred in 1971. In spite of an overall decline, Marin, San Mateo, Solano and Sonoma counties exhibited an increase in the number of building permits authorized in 1972.

8. Only three out of the 15 planning districts experienced a net loss in 1972. The Western Addition ranked first among the 15 planning districts in both the number of completions and the number of demolitions in 1972. The net loss in Western Addition was mainly a result of public action. The net loss in the South of Market and Downtown was mainly due to private action. The top four districts in terms of net gain were Central, Richmond, South Bayshore and Marina. In Central and South Bayshore the gains were chiefly attributable to public action; in fact, for the first time in six years, South Bayshore recorded a net gain instead of a net loss. In the Richmond and Marina, where the private housing market is very active, 30 percent of the total net gain for the city occurred. Richmond experienced a higher demolition of two- to four-unit structures this year, accompanied by a higher construction rate of five- to nine-unit structures, indicating the housing market in this area is moving to higher density development than in past years. Housing development in the Marina is mainly in the high density category; this area has replaced Outer Sunset as the fourth leading district in housing production this year. South Central continues to be the major district for single-family home construction.

I N T R O D U C T I O N

Purpose and Scope of the Report

The purpose of this series of reports is to record annual changes in the housing inventory of San Francisco. By annual changes in the housing inventory are meant the number of units certified complete, the number demolished, and the net figure, the difference between the completed and the demolished.

In this report, the seventh since the series was begun, the information about the housing stock is principally that derived from the records of the Department of Public Works. As noted in previous reports, current information about a number of aspects of the housing market would be useful and is certainly desired. However, budgetary constraints on both the gathering and publication of such information are severe, with the result that only more readily available information can be used. Despite this limitation, there is much of interest in the statistics based upon available public records. Since the format of these reports has been kept uniform, it is possible to make direct comparisons with the annual series back to 1967, and with the information contained in the 1960-66 report. Some of the information of the 1967-72 period is summarized in this report.

Sources of Information for the Report

The principal source of information for this report is records kept by the Central Permit Bureau of the Bureau of Building Inspection, Department of Public Works. The two documents mainly used are: Certificates of Final Completion and Demolition Permits. The former record is the source of information about new construction in place, the latter of housing units removed.

Certificates of Final Completion are filed by Building Inspectors when they certify that a building has been completed to their satisfaction. This has two important consequences for inventory figures. First, unlike the building permit, this record is a firm indication that the structure has been built and that the units are, in fact, available for occupancy. A building permit, though granted, may not be acted upon and the units accounted for by it never brought into being. Second, it is entirely possible that a building may be occupied before it is certified complete. That has happened in several major apartment buildings in the city, so that, unless they are counted in advance of the certification, their formal inclusion in the record may follow by a year and a half their actual entry in the housing stock. This lapse of time must be understood, for it has sometimes been pointed out that developments exist not counted in a current year's report. To keep the record

consistent, however, development is not reported unless it has been recorded, or unless there is a special circumstance which would make reporting it desirable prior to the filing of a certificate.

Demolition Permits are applied for at the Central Permit Bureau, usually by contractors removing the structure. Since the application is made by persons not always familiar with the interior arrangements of the building, the information about the units contained is frequently incomplete or in error. This requires additional research by the staff of the Department of City Planning who use a variety of records to establish the correct number of units which existed in the demolished structure. It would be desirable to have additional data on the number of rooms, age of structure, nature of the previous occupancy, etc., but these facts are simply not available at this time.

Early in 1972, as a result of concern by citizen groups over numbers of units reported demolished in the Workable Program, the Bureau of Building Inspection instituted a new procedure which will make each demolition permit subject to review by the district building inspector. It is hoped that this procedure will both eliminate a duplication of reporting, which appeared to be part of the cause for an inflated count of demolished units in the Workable Program report, and will provide some of the desired information noted above.

SAN FRANCISCO HOUSING PROFILE, 1972

Net Change

In 1972, a net gain of 850 units was recorded in San Francisco's housing inventory, reflecting the balance of 1,713 units completed, less 863 units demolished. The 1972 net gain is less than that of 1971's 940 units; nevertheless, the net gain in 1972 is still the second highest since 1966. In contrast to the years before 1971, a net gain of structures was again recorded in 1972. The net addition of 15 structures, however, is less than half the number of the 33 structures gained in 1971.

TABLE 1

Net Change in Housing Structures and Units, 1972

Structure Type (No. of Units)	No. of Structures	No. of Units
Single Family	+7	+7
2	-38	-76
3	-14	-42
4	+33	+132
5-9	0	0
10-19	+19	+263
20 or more	+8	+566
Total	+15	+850

In spite of the overall net gain for the city, a net loss of housing was registered in the lower-density units. This has been a fairly consistent phenomenon since 1967. The loss of 45 lower-density structures in 1972 is greater than the 36 structures lost in 1971. However, in 1972 a net gain of seven single-family structures occurred, complemented by the addition of 151 units of attached town houses. This net gain is attributed to a higher rate of completion than demolition, though both completion and demolition of single-family structures in 1972 (140 and 133 units respectively) were higher than those of 1971 (123 and 127 units respectively).

TABLE 2

San Francisco Housing Stock, December, 1972

Structure Type (No. of Units)	No. of Units	Percent
Single Family	102,804	33
2	40,144	13
3-4	32,241	10
5-9, 10+	135,246	44
Total	310,435	100

A total of 310,435 units were recorded in San Francisco's housing stock in 1972. This was calculated based on the housing data of the 1970 U.S. Census. On that same basis, the housing stock as reported in the 1970 and 1971 Housing Inventory Reports was also revised. The effect of net change on the composition of the housing was negligible. The distribution by structure types remains the same during the years 1970 through 1972. Distribution of the housing stock is still concentrated in the single-family and higher density structures of five or more units. Respectively, they comprise 33 and 44 percent of the local housing inventory.

Housing Units Certified Complete

Though the net gain in 1972 is smaller than that of 1971, both completions and demolitions were greater in number this year. In 1972, a total of 1,713 units were certified complete and added to the housing stock of the city. This represents the highest number of completions since 1966, in which 3,000 units were certified.

As in 1971, three quarters of the completions certified were in higher density structures. However, in reporting multiple units of higher densities, the recent development of the so-called "town house" complexes have been overlooked. These complexes consist of single-family row houses having common walls. They often appear in the permit records as multi-unit structures since they are built on common lots. The majority of these structures are publicly subsidized rental units, found primarily in the Western Addition, Diamond Heights, and South Bayshore. It is hoped that an alteration in the reporting of these units can be

made which will more accurately reflect the single-family nature of this housing. In this year's report, they remain grouped in the multi-unit category.

TABLE 3

Housing Units Certified Complete, 1972
Number and Percent of Structures
and Units by Structure Type

Structure Type	No. of Structures	Percent	No. of Units	Percent
Single Family	140	48.4	140	8.2
2	19	6.6	38	2.2
3	12	4.2	36	2.1
4	45	15.6	180	10.5
5-9	29	10.0	184	10.7
10-19	32	11.1	423	24.7
20+	12	4.2	712	41.6
Total	289	100.0	1713	100.0

According to the information contained in the Department of Public Works records, upon which this report is based, slightly more than half (52 percent) of the total completions can be attributed to public actions. Public housing projects and Federally subsidized housing programs in redevelopment areas account for this share. As noted in this and earlier reports, direct comparison between the figures for completions given in DPW records and statements from the Redevelopment Agency is difficult. The discrepancy is explained primarily because units considered complete by the Agency have often not reached certification stage in the Bureau of Building Inspection. The consequent lag tends to reduce the number reported in this account, but eventually all units should reach certification. In a later section of this report, the effect public action has on the city's housing stock will be reviewed. Redevelopment, property conservation, and public housing are the three major public activities affecting housing. The contributions of these programs to the housing stock and the effect of Federal cutbacks upon them will be discussed.

TABLE 4

San Francisco Bay Area
Number of New Housing Units Authorized
by Building Permits, 1972

County	Single Family	Multi-Family	Total	(Millions) Estimated Cost	% Single Family of Total
Alameda	4,566	7,191	11,757	$231.2	38.8%
Contra Costa	5,687	3,684	9,371	201.3	60.7
Marin	1,371	2,251	3,622	77.2	37.8
Napa	1,006	169	1,175	28.9	85.6
San Francisco	169	3,270	3,439	105.7	4.9
San Mateo	3,025	5,454	8,479	174.4	35.7
Santa Clara	9,266	5,630	14,896	288.2	62.2
Solano	2,024	928	2,952	55.7	68.6
Sonoma	3,264	2,045	5,309	99.1	61.5
Total	30,378	30,622	61,000	$1,261.7	49.8

Source: Construction Reports, U.S. Department of Commerce, SF-C-72-10.

In 1972, building permits were authorized for 3,439 units in San Francisco, a decline of 4.8 percent from 1971's figure. This decline occurred in both the single-family and multi-family units, primarily the latter category. San Francisco accounted for 5.6 percent of the total number of units authorized for the Bay Area in 1972, slightly higher than the 5.4 percent in 1971. As in the past four years, only a very small fraction of San Francisco's construction -- approximately five percent -- was for single-family units, while in the rest of the Bay Area the average proportion of single-family authorization was 50 percent of the total. The 169 single-family units authorized in San Francisco in 1972 represent only 0.6 percent of the Bay Area's total single-family construction. In the other eight Bay Area counties, no less than 35 percent of the authorization has gone to single-family units. In Napa County 85.6 of the building permits were authorized for single-family units.

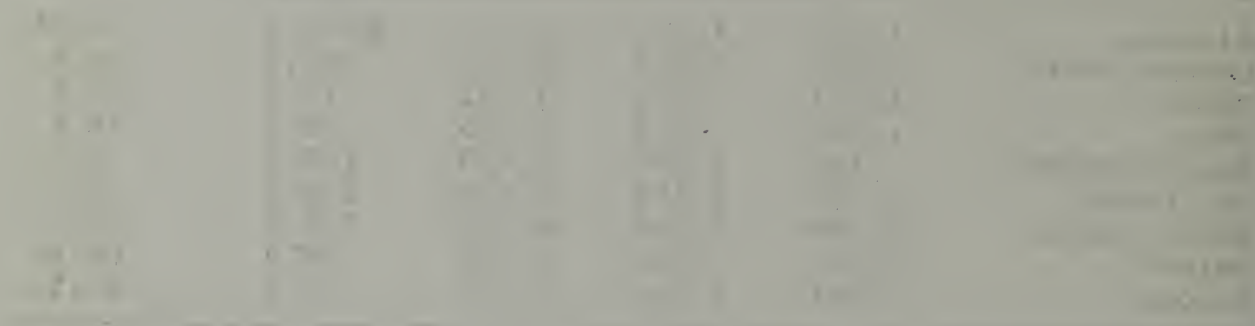

TABLE 5

Housing Units Authorized by Building Permit
San Francisco and the Bay Area, 1967-1972

	1972	1971	1970	1969	1968	1967
Total Bay Area	61,000	67,157	48,691	43,352	41,520	29,684
Total Bay Area minus San Francisco	57,561	63,543	46,920	42,493	40,291	28,414
Total San Francisco	3,439	3,614	1,771	859	1,229	1,270
Multi-family Bay Area minus San Francisco	27,352	32,902	28,573	23,404	17,047	9,811
Multi-family San Francisco	3,270	3,439	1,627	782	1,111	1,159
Single-family Bay Area minus San Francisco	30,209	30,641	18,347	19,089	13,244	18,603
Single-family San Francisco	169	175	144	77	118	111

Source: Construction Reports, 1967-1972, San Francisco Bay Area, Department of Commerce, San Francisco Field Office.

The total authorization in the Bay Area declined from 67,157 units in 1971 to 61,000 units in 1972, a decrease of 9.2 percent. The decline is attributed more to the 16 percent decrease in multi-family permits compared with a decrease of two percent in authorized single-family units.

In spite of the overall decrease, the counties of Marin, San Mateo, Solano and Sonoma indicated an actual increase in the number of units authorized in 1972 as compared to the number in 1971. The increase ranged from as high as 24.5 percent in Marin County to as low as 6.2 percent in Solano County.

In terms of the Bay Area, Santa Clara, Alameda and Contra Costa counties are still the three counties with the greatest numbers of permits authorized. San Francisco's number of authorizations placed it in the seventh rank of the nine counties,

as compared with the sixth rank in 1971. Another observation indicated that in 1972, the ratio of authorization has inclined in favor of single-family units rather than multi-family units in the counties of Contra Costa, Napa, Santa Clara and Solano.

TABLE 6

San Francisco Estimated Costs of Construction per Structure and Unit by Structure Type, 1972

Structure Type (No. of Units)	Total Est. Cost	Average Cost/Str.	Average Cost/Unit	Average Cost/Unit (1971)
Single Family	$ 5,790,062	$ 41,358	$41,358	$32,833
2	940,097	49,479	24,740	23,794
3	870,255	72,521	24,174	21,004
4	3,771,596	83,813	20,953	19,044
5-9	3,693,377	127,358	19,857	16,568
10-19	7,507,780	234,618	17,749	14,176
20+	13,107,467	1,092,289	18,409	14,769
Total	$35,680,634			

The estimated costs of new construction are given when building permits are issued. They are not necessarily reliable guides for the true cost picture of new construction in the city. The problems and the deficiency of this source of data have been discussed in earlier reports. However, the implications of the data still hold true in this year as in previous years. As density of the structure increases, unit costs tend to decrease.

One observation is obvious: by comparing the 1972 and the 1971 estimated cost figures, there is an overall increase in the per unit construction cost in 1972. The per unit construction cost for single-family units has increased by 26 percent, followed by the 25 percent increase in both the 10-19 unit and 20+ unit construction.

The increased construction cost plus the shortage of public housing and urban renewal funds would further impede residential development for low- and moderate-income housing in the city. The cutback of Federal funds and its effects on housing development in the city are discussed in a later section of this report.

TABLE 7

Housing Unit Completions, 1972

	No. of Units	Percent	Est. Cost	Percent
City Total	1,713	100	$35,680,634	100
Redevelopment Areas	586	34	10,753,420	30
Western Addition	(206)	(12)	(3,489,000)	(10)
Diamond Heights	(175)	(10)	(4,001,068)	(11)
Hunters Point	(205)	(12)	(3,263,352)	(9)
Public Housing	298	18	4,820,802	14
Redevelopment plus Public Housing	884	52	15,574,222	44
City Total less Redevelopment and Public Housing	829	48	20,106,412	56

TABLE 8

Average Estimated Cost of Housing Unit by Category, 1972

City Total	$20,829
Redevelopment Areas	18,350
Western Addition	(16,937)
Diamond Heights	(22,863)
Hunters Point	(15,919)
Public Housing	16,177
City Total less Redevelopment and Public Housing	24,254

Housing completions by public action slowed during 1972. Publicly funded projects, including both redevelopment and public housing projects, were responsible for about $15,574,222 or 44 percent of the total construction cost in 1972, as compared with the $15,737,640 or 60 percent of the total construction cost in 1971. The decrease in the construction costs of publicly funded projects was attributed to the cutdown in the Western Addition A-2 redevelopment project and citywide public housing projects, which are offset by the initiation of the construction phase of the Hunters Point redevelopment project.

The average estimated per unit cost in the redevelopment areas has increased by 22 percent, from $15,084 in 1971 to $18,350 in 1972. For units built outside the redevelopment areas and in the private market, the average per unit cost was $24,254 as compared with $22,914 in 1971, an increase of six percent. Relative to the figure for redevelopment areas, that cost was 30 percent higher than the average figure for the Western Addition, 34 percent higher than that of Hunters Point and six percent higher than that of Diamond Heights. The lower average unit cost for the housing in Western Addition and Hunters Point was attributable to the preponderance of below-market-rate housing being constructed there as compared with Diamond Heights, where in 1972 a very high percentage of the redevelopment project housing was unsubsidized.

Demolition

In 1972, 863 units were removed from the housing stock of the city, the second highest number since 1960. In 1969, 898 units were reported demolished.

TABLE 9

Demolitions, 1972
Structures and Units by Structure Type

Structure Type	No. of Structures	Percent	No. of Units	Percent
Single Family	133	48.5	133	15.4
2	57	20.8	114	13.2
3	26	9.5	78	9.0
4	12	4.4	48	5.6
5-9	29	10.6	184	21.3
10-19	13	4.7	160	18.5
20+	4	1.5	146	16.9
Total	274	100.0	863	100.0

TABLE 10

Demolitions, 1967-1972, Units by Structure Type
(Percent of Annual Total)

	1972 Units	1971 Units	1970 Units	1969 Units	1968 Units	1967 Units	1967-1972 Units
Single Family	133 15.4%	127 22.8%	129 17.7%	84 9.4%	52 11.8%	138 26.4%	663 16.5%
2	114 13.2%	78 14.0%	124 17.0%	170 18.9%	96 21.9%	62 11.8%	644 16.1%
3	78 9.0%	117 21.0%	99 13.5%	168 18.7%	69 15.7%	27 5.2%	558 13.9%
4	48 5.6%	36 6.5%	84 11.5%	100 11.1%	45 10.2%	12 2.3%	325 8.1%
5-9	184 21.3%	35 6.3%	113 15.5%	158 17.6%	117 26.2%	148 28.3%	755 18.8%
10-19	160 18.5%	91 16.3%	89 12.2%	53 5.9%	60 13.7%	16 3.1%	469 11.7%
20+	146 16.9%	73 13.1%	92 12.6%	165 18.4%	0 0.0%	120 22.9%	596 14.9%
Total	863	557	730	898	439	523	4010

Demolition of higher density housing of 5 units and more accounted for 56.7 percent of the total demolition for the city; 21.3 percent of the total demolition was of units in 5-9 unit structures. This was the highest percentage of demolition among all structure types. It is a departure from the previous two years, when demolition of single-family units ranked first. In 1971, 22.8 percent of the total demolition was of single-family units, while in 1972, the figure dropped to 15.4 percent. However, the actual number of single-family units demolished (133) in 1972 was higher than in 1971.

TABLE 11

Demolition by Public Action, 1972, Number and Percent of Structures and Units by Structure Type

Structure Type	No. of Structures	Percent	No. of Units	Percent
Single Family	36	34.0	36	8.3
2	19	17.9	38	8.8
3	18	17.0	54	12.5
4	6	5.6	24	5.6
5-9	18	17.0	118	27.3
10-19	7	6.6	88	20.4
20+	2	1.9	74	17.1
Total	106	100.0	432	100.0

TABLE 12

Share of Demolition Accounted for by Public Action 1967-1972

	Total Units Demolished	Demolished as Result of Public Action	Percent Public Action of Total
1972	869	432	49.7
1971	557	205	36.8
1970	730	464	63.6
1969	898	570	63.5
1968	628	439	69.9
1967	523	203	38.8

Almost 50 percent of the demolition in 1972 is attributable to public action, a figure that almost matches the contribution of public programs to the housing stock. In 1972, 65 percent of the total number of units demolished by public action were in the five or more unit category. These 280 units constituted more than half of the total units in five or more unit structures demolished in 1972. Forty percent of the units in lower density structures were accounted for by public action in 1972. Lower density structures tend to be the prime target of the private developer, seeking older properties as sites for new development at higher densities in this land-scarce city.

In this year's report, improved information enables a distinction to be made between rooms and units in demolished hotels. While units have cooking facilities, rooms do not. As in previous reports, no attempt has been made to combine the hotel with other demolition totals.

In 1972, of the 84 rooms and 4 units lost, public action accounted for most of the rooms and half of the units. Since many of the rooms served as permanent or semi-permanent dwelling places for their occupants, they would have been accorded the status of housing units in the 1970 Census. However, the problems of definition, unresolved at the writing of this report, will be clarified when a citywide vacancy survey is conducted in 1973. At that time, it is hoped that a satisfactory definition of a hotel-like room used as a permanent living quarter can be made.

TABLE 13

Hotel and Lodging-House Rooms Demolished, 1972

No. of Rooms in Building	Public Action			Private Action			Total		
	Str.	Rms.	Units	Str.	Rms.	Units	Str.	Rms.	Units
1-25	3	21	0	1	10	2	4	31	2
26-50	0	0	0	0	0	0	0	0	0
51-75	1	53	2	0	0	0	1	53	2
76-100	0	0	0	0	0	0	0	0	0
100+	0	0	0	0	0	0	0	0	0
Total	4	74	2	1	10	2	5	84	4

CHANGES IN THE HOUSING INVENTORY BY DISTRICT

Analysis of change by area of the city provides a useful insight into the operation of the housing market. The maps which follow use the 1970 census tract as the basic unit of area. These are grouped into 15 planning divisions for the city. A summary of the general changes by district accompanies the maps and tables.

NET CHANGE IN NUMBER OF HOUSING UNITS · 1972

HOUSING UNITS	NUMBER OF CENSUS TRACTS
Minus 26 to Minus 51	5
Minus 6 to Minus 25	11
Minus 1 to Minus 5	25
0	50
Plus 1 to Plus 5	17
Plus 6 to Plus 25	28
Plus 26 to Plus 125	11
Plus 126 to Plus 159	1

DIVISIONS

1 RICHMOND
2 MARINA
3 NORTHEAST
4 DOWNTOWN
5 WESTERN ADDITION
6 BUENA VISTA
7 CENTRAL
8 MISSION
9 SOUTH OF MARKET
10 SOUTH BAYSHORE
11 BERNAL HEIGHTS
12 SOUTH CENTRAL
13 INGLESIDE
14 INNER SUNSET
15 OUTER SUNSET

TABLE 14

San Francisco Districts in Rank Order of Net Change in Housing Units, 1972

Rank	District No.	District	No. of Units
1	7	Central	217
2	1	Richmond	161
3	10	South Bayshore	106
4	2	Marina	98
5	4	Downtown	97
6	6	Buena Vista	82
7	12	South Central	58
8	15	Outer Sunset	53
9	14	Inner Sunset	22
10	13	Ingleside	15
11	8	Mission	9
12	11	Bernal Heights	2
13	9	South of Market	-7
14	3	Northeast	-9
15	5	Western Addition	-54
Total			850

TABLE 15

San Francisco Districts in Rank Order of Net Change in Housing by Structure Type, 1972

Rank	Structure Type									
	Single Family		2-4		5-9		10-19		20-	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	South Central	44	Richmond	107	Richmond	51	South Bayshore	178	Central	154
2	Central	17	Outer Sunset	15	Central	24	Marina	32	Downtown	100
3	Ingleside	9	South Central	14	Marina	19	Mission	29	W. Addition	93
4	Inner Sunset	9	Inner Sunset	13	Outer Sunset	10	W. Addition	18	Buena Vista	90
5	Outer Sunset	4	Central	10	Buena Vista	5	Richmond	17	Marina	60
6	Bernal Heights	2	Ingleside	6	South Central	0	Central	12	Richmond	24
7	South of Market	1	South of Market	2	Ingleside	0	Downtown	0	Outer Sunset	24
8	Downtown	-1	Bernal Heights	0	Inner Sunset	0	Buena Vista	0	Northeast	21
9	Northeast	-1	Northeast	0	Bernal Heights	0	Bernal Heights	0	Mission	0
10	Mission	-3	Downtown	-2	South of Market	0	South Central	0	South Bayshore	0
11	Buena Vista	-3	Mission	-6	Downtown	0	Ingleside	0	South of Market	0
12	Marina	-5	Marina	-8	Mission	-11	Inner Sunset	0	Bernal Heights	0
13	W. Addition	-12	Buena Vista	-10	Northeast	-16	Outer Sunset	0	South Central	0
14	South Bayshore	-16	South Bayshore	-17	W. Addition	-43	South of Market	-10	Ingleside	0
15	Richmond	-38	W. Addition	-110	South Bayshore	-39	Northeast	-13	Inner Sunset	0
Totals		7		14		0		263		566

Source: San Francisco Department of City Planning from Bureau of Building Inspection records.

HOUSING UNIT CONSTRUCTION COMPLETIONS · 1972

HOUSING UNITS	NUMBER OF CENSUS TRACTS
0	77
1 to 4	18
5 to 9	19
10 to 24	18
25 to 99	11
100 to 205	5

DIVISIONS

1 RICHMOND
2 MARINA
3 NORTHEAST
4 DOWNTOWN
5 WESTERN ADDITION
6 BUENA VISTA
7 CENTRAL
8 MISSION
9 SOUTH OF MARKET
10 SOUTH BAYSHORE
11 BERNAL HEIGHTS
12 SOUTH CENTRAL
13 INGLESIDE
14 INNER SUNSET
15 OUTER SUNSET

TABLE 16

San Francisco Districts in Rank Order of Number and Percent of Units Certified Complete, 1972

Rank	District No.	District	No. of Units	Percent
1	5	Western Addition	334	19.5
2	1	Richmond	267	15.5
3	7	Central	231	13.5
4	10	South Bayshore	216	12.6
5	2	Marina	128	7.5
6	6	Buena Vista	101	5.9
7	4	Downtown	100	5.8
8	3	Northeast	97	5.7
9	12	South Central	67	3.9
10	15	Outer Sunset	55	3.2
11	8	Mission	44	2.6
12	14	Inner Sunset	27	1.6
13	13	Ingleside	23	1.3
14	9	South of Market	14	.8
15	11	Bernal Heights	9	.5
Total			1,713	100.0%

TABLE 17

San Francisco Districts in Rank Order of Units Completed by Structure Type, 1972

Rank	Structure Type									
	Single Family		2-4		5-9		10-19		20+	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	South Central	53	Richmond	149	Richmond	62	South Bayshore	190	W. Addition	188
2	Central	24	Central	17	W. Addition	27	W. Addition	110	Central	154
3	Ingleside	17	Outer Sunset	15	Central	24	Marina	45	Downtown	100
4	Inner Sunset	12	Inner Sunset	15	Marina	19	Mission	29	Buena Vista	90
5	South Bayshore	11	South Central	14	South Bayshore	15	Richmond	27	Northeast	72
6	Bernal Heights	7	South of Market	13	Mission	14	Central	12	Marina	60
7	Outer Sunset	6	W. Addition	8	Outer Sunset	10	Northeast	10	Richmond	24
8	Richmond	5	Buena Vista	6	Northeast	8	Downtown	0	Outer Sunset	24
9	Marina	1	Ingleside	6	Buena Vista	5	Buena Vista	0	Mission	0
10	Northeast	1	Northeast	6	Downtown	0	South of Market	0	South of Market	0
11	W. Addition	1	Marina	3	Inner Sunset	0	Bernal Heights	0	South Bayshore	0
12	Mission	1	Bernal Heights	2	Ingleside	0	South Central	0	Bernal Heights	0
13	South of Market	1	Downtown	0	South of Market	0	Ingleside	0	South Central	0
14	Downtown	0	Mission	0	Bernal Heights	0	Inner Sunset	0	Ingleside	0
15	Buena Vista	0	South Bayshore	0	South Central	0	Outer Sunset	0	Inner Sunset	0
Totals		140		254		184		423		712

Source: San Francisco Department of City Planning from Bureau of Building Inspection records.

HOUSING UNIT DEMOLITION · 1972

HOUSING UNITS	NUMBER OF CENSUS TRACTS
0	72
1 to 4	42
5 to 9	10
10 to 19	13
20 to 49	6
50 to 216	3

DIVISIONS

1 RICHMOND
2 MARINA
3 NORTHEAST
4 DOWNTOWN
5 WESTERN ADDITION
6 BUENA VISTA
7 CENTRAL
8 MISSION
9 SOUTH OF MARKET
10 SOUTH BAYSHORE
11 BERNAL HEIGHTS
12 SOUTH CENTRAL
13 INGLESIDE
14 INNER SUNSET
15 OUTER SUNSET

TABLE 18

San Francisco Districts in Rank Order of Units Demolished, 1972

Rank	District No.	District	No. of Units	Percent
1	5	Western Addition	388	45.1
2	10	South Bayshore	110	12.7
3	3	Northeast	106	12.3
4	1	Richmond	106	12.3
5	8	Mission	35	4.1
6	2	Marina	30	3.5
7	9	South of Market	21	2.4
8	6	Buena Vista	19	2.2
9	7	Central	14	1.6
10	12	South Central	9	1.0
11	13	Ingleside	8	.9
12	11	Bernal Heights	7	.8
13	14	Inner Sunset	5	.6
14	4	Downtown	3	.4
15	15	Outer Sunset	2	.2
Total			863	100.0%

TABLE 19

San Francisco Districts in Rank Order of Units Demolished by Type of Structure, 1972

Rank	Structure Type									
	Single Family		2-4		5-9		10-19		20+	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	Richmond	43	W. Addition	118	W. Addition	70	W. Addition	92	W. Addition	95
2	South Bayshore	27	Richmond	42	South Bayshore	54	Northeast	23	Northeast	51
3	W. Addition	13	South Bayshore	17	Mission	25	Marina	13	Richmond	0
4	South Central	9	Buena Vista	16	Northeast	24	South Bayshore	12	Marina	0
5	Ingleside	8	Marina	11	Richmond	11	Richmond	10	Downtown	0
6	Central	7	South of Market	11	Marina	0	South of Market	10	Buena Vista	0
7	Marina	6	Central	7	Downtown	0	Downtown	0	Central	0
8	Bernal Heights	5	Northeast	6	Buena Vista	0	Buena Vista	0	Mission	0
9	Mission	4	Mission	6	Central	0	Central	0	South of Market	0
10	Buena Vista	3	Bernal Heights	2	South of Market	0	Mission	0	South Bayshore	0
11	Inner Sunset	3	Inner Sunset	2	Bernal Heights	0	Bernal Heights	0	Bernal Heights	0
12	Outer Sunset	2	Downtown	2	South Central	0	South Central	0	South Central	0
13	Northeast	2	South Central	0	Ingleside	0	Ingleside	0	Ingleside	0
14	Downtown	1	Ingleside	0	Inner Sunset	0	Inner Sunset	0	Inner Sunset	0
15	South of Market	0	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0
Totals		133		240		184		160		146

Source: San Francisco Department of City Planning from Bureau of Building Inspection records.

DISTRICT HIGHLIGHTS

Net Change

In 1972, three out of the fifteen planning districts in the city indicated net loss in their housing stock: Western Addition, South of Market and Northeast districts. Contrary to the net gain of 225 units in 1971, Western Addition registered a net loss of 54 units this year, the balance of the completion of 334 units and demolition of 388 units. The demolition of several high-density structures in Northeast and one in the South of Market was not compensated by construction of new units to cover the loss.

Aside from the Western Addition redevelopment project, both the Hunters Point and Diamond Heights redevelopment projects, located respectively in the South Bayshore and Central planning districts, produced 38 percent of the total net gain in the city. With the Hunters Point redevelopment project commencing its initial year of the construction phase, coupled with the construction of new private housing in the neighborhoods bordering South Central district, South Bayshore for the first time in six years registered a net gain of 106 units in 1972; a very high percentage of these are in structures of 10-19 units. New construction within the Diamond Heights redevelopment project, particularly the higher density unit structures, led to a net gain of housing in the Central district. However, the net gain of 217 units in the Central district this year is less than the gain of 276 units in 1971. Richmond and Marina together accounted for another 30 percent, or 259 units, of the city's total net gain this year. The private housing construction market remained very active in the Richmond district. This year the district ranked first in the net gain of units in 2-4 unit structures, as it did in 1971. In addition, the district exhibited the highest net gain of units in 5-9 unit structures. This confirms the trend that higher density housing is replacing the older single-family and duplex units in the Richmond district.

The Marina area replaced Outer Sunset as one of the four leading producers of new housing in 1972. The net gain is registered in the higher density units, indicating the blooming of high-rise apartment construction in that district. South Central remains the most favorable district in the city for single-family homes. Both Inner Sunset and Bernal Heights have fallen behind in net gain of single-family units.

Housing Unit Completions

Though a net loss of units was recorded in the Western Addition this year, the district actually had 334 units completed in 1972, placing it at the top in unit completion among the

15 planning districts. Together with Central and South Bayshore districts, which ranked third and fourth place in unit completion, the three districts were responsible for 45.6 percent of total completion in 1972. As noted, these units were largely the result of publicly sponsored programs including both redevelopment and public housing. Ninety two percent of the total completion in these three planning districts were in the higher-density units -- structures with five units and more. The 720 higher-density units completed in these districts also accounted for 54 percent of the total higher-density unit completions in the city in 1972.

Richmond and Marina have moved up from third and tenth place in 1971 to second and fifth place respectively in 1972. Together, they accounted for 23 percent of the total completions. When total completions were broken down by structure type, Richmond ranked the first place in both 2-4 unit and 5-9 unit structures. As indicated earlier, Richmond has replaced Outer Sunset, which has moved down to seventh place this year in completion of 5-9 unit structures. Housing construction in the Marina is mainly concentrated on the higher-density units.

Demolition

As noted earlier, the highest number of demolitions were recorded in the Western Addition and South Bayshore districts. Together they were responsible for 57.8 percent of total demolitions. While this year's demolitions in the Western Addition have increased by 50 percent over 1971, demolition in South Bayshore has more than doubled. Clearance for the Western Addition A-2 redevelopment project and the Hunters Point redevelopment project constituted at least 80 percent of the total demolition in the two districts. Demolition in Western Addition continued to be fairly well distributed among structures with two units and more. This year's demolitions in South Bayshore were more concentrated in the higher-density than lower-density units.

Demolition by private action in Northeast and Richmond districts are responsible for one-fourth of the total demolition this year. Demolition of units in 2-4 unit housing structures in the Richmond increased by 75 percent as compared with last year's record. This might imply that the growing housing market in the Richmond has exhausted the single-family homes and started to remove older duplex or even three- and four-unit houses for more dense apartment development.

H O U S I N G A N D P U B L I C A C T I O N

The Improvement Plan for Residence -- Housing Targets

The "Improvement Plan for Residence" was adopted by the City Planning Commission as an element of the Comprehensive Plan in April 1971. The report includes a series of objectives and policies for housing in San Francisco as well as a set of corresponding programs for carrying out policy recommendations. In addition, targets were established for major public agencies involved in housing. These targets were established by mutual agreement between the agencies involved and the staff of the Department of City Planning. The targets were the agencies' best estimates of projected accomplishments given their overall objectives, City objectives, and programs and expectations in light of funding. These targets were originally intended to cover the period from June 1970 to June 1972. They are included in this report, however, to place recent public accomplishments into some type of measurable context.

This section deals with the programs of public agencies whose activities have a significant effect upon the housing stock in San Francisco. The San Francisco Redevelopment Agency, the Housing Authority, and Department of Public Works all administer major programs involved in housing. A brief description is offered for each agency. The targets set in the Housing Programs supplement to the "Improvement Plan for Residence" are included, followed by a review of actual performance in relation to them. Finally, a brief summary of the probable impact of the recent moratorium on Federally subsidized housing programs is noted for each agency.

SAN FRANCISCO REDEVELOPMENT AGENCY

In its projects, the Redevelopment Agency has very direct effect on the city's housing stock. As has been demonstrated in previous years, the major proportion of the city's new housing has been constructed in Redevelopment Areas. In addition to the housing produced for the conventional market, the redevelopment process permits subsidies in the form of land cost writedowns to be made to developers of low- and moderate-cost housing. The program is thus a means for providing new, standard housing to low- and moderate-income families. Projects undertaken in the past twenty years include the Golden Gateway, Diamond Heights, Western Addition projects 1 and 2, Hunters Point and related South Bayshore projects, and Yerba Buena Center.

In 1972, according to the Redevelopment Agency, a total of 1,202 units, 494 subsidized and 708 unsubsidized, were completed in project areas.* This is broken down as follows:

Western Addition Project Area A2

Loren Miller Homes	107 units	subsidized
Thomas Paine Square	98 units	subsidized
WA-2 Single Family	2 units	unsubsidized

Diamond Heights Project Area

Diamond View Apartments	58 units	subsidized
Village Square	154 units	unsubsidized
D.H. Single Family	492 units	unsubsidized
D.H. Duplexes	60 units	unsubsidized

Hunters Point Project Area

Ridgeview Terrace	101 units	subsidized
Jackie Robinson Garden	130 units	subsidized

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*There is a discrepancy between these figures and the ones given earlier in the report for Redevelopment completions in 1972. As noted before, direct comparison between the figures for completions given in DPW records and statements from the Redevelopment Agency is difficult. The discrepancy is explained primarily because units considered complete by the Agency have often not reached certification stage in the Bureau of Building Inspection.

The Agency presently has under construction 1,533 units, of which 1,008 are subsidized and 525 unsubsidized.

Housing Targets

Four targets were listed in the Housing Programs report relating to the Redevelopment Agency's operations. These targets are reviewed below in relation to actual accomplishments since 1970.

Target 1. Make available sites for 600 units of market housing.

Statement: Since 1970, 730 units of unsubsidized or market housing have been completed on Redevelopment Agency sites. These sites were made available in the Diamond Heights and Western Addition Project Areas.

Target 2. Contract with community based sponsors to construct 2,885 units of moderate-priced private housing.

Statement: Since January 1970, 1,242 units of low- to moderate-priced private housing have been completed in Redevelopment Areas; 1,008 units are now under construction.

Target 3. Make available sites for 476 units of public housing.

Statement: Since 1970, 276 units of public housing have been completed.

Target 4. Begin a new project on the Regal Pale Site for approximately 100 units of family housing.

Statement: A plan was prepared by the Redevelopment Agency early in 1970 and approved by the Board of Supervisors in November of that year. A loan and grant application was submitted to HUD in January of 1971; however, the application was denied in February 1972. There are no plans for the site at this time.

Impact of the Federal Moratorium on Housing Funds*

The Redevelopment Agency reports that they initially received $18 million from HUD for their budget in fiscal year 1973. They expect to receive an additional $15 million from HUD for this

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*The Federal moratorium has two aspects:
1) No funding for new projects;
2) Significant cutbacks in general budget allocations -- i.e., loss of administrative positions.

fiscal year. The Agency's budget request for fiscal year 1974 was $35.1 million; however, due to the Federal moratorium on housing expenditures, the Agency may not receive any money from HUD for fiscal year 1974. The additional $15 million which was originally slated for FY 1973 may therefore have to be stretched through July 1974.

Federal cutbacks will severely limit the Redevelopment Agency's operations and result in many unfinished projects. Cutbacks will force an indefinite postponement of the entire second phase of redevelopment at Hunters Point in which 650 units of subsidized housing are planned. In the Western Addition renewal area, cutbacks will affect more than 300 planned apartments in three housing projects for which HUD has not yet issued the "Letters of Feasibility". It could also affect six planned housing projects with a total of 909 moderate- to low-rent apartments which have already been certified as to their feasibility, but not yet funded.

Since the Redevelopment Agency in the past few years has completed over one-half of the new construction annually in San Francisco, the funding moratorium will have a very significant impact on the city's housing.

SAN FRANCISCO HOUSING AUTHORITY

The development and management of housing for low-income individuals and families is the responsibility of the Housing Authority. Established in the 1930's, the Housing Authority deals primarily with three programs: conventional public housing, turnkey public housing, and the Section 23 Leased Housing program. After a recent reevaluation of its policies, the Housing Authority has departed from earlier programs which concentrated large numbers of low-income units in one location. It now pursues the development of new units "scattered" throughout the city in projects as small as socially and economically feasible.

Although accounting for less than two percent of the city's housing stock, the Housing Authority is the principal resource for safe and sanitary low-income housing. Presently, the Housing Authority manages and operates over 6,800 permanent Public Housing units.

Early projections by the Housing Authority indicated that they hoped to complete approximately 580 units in 1972; however, only three Public Housing projects were completed, totalling 198 units. This is a considerable drop from the 631 units which were completed in 1971. The major reason for this drop was HUD's moratorium on housing expenditures. Of the Authority's anticipated production of 580 new units for 1972, HUD rejected 382 of the applications in March 1971.

Housing Targets

There were six targets relating to the Housing Authority in the Housing Programs report. The Authority has provided information regarding their accomplishments since the targets were established. Many of the targets were unable to be met primarily because of the substantial reductions in the number of new units approved by HUD.

Target 1. Execute the remaining leases of the original 1,500 allotted under the Section 23 Leasing Program.

Statement: Section 23 Leased Housing is a program in which the Authority leases existing housing units from private owners. These units are then rented to qualified tenants at a reduced rate. The Department of Housing and Urban Development reduced the number of Section 23 units applied for by the Housing Authority from 1,500 to 1,150 units. The 1,150 unit quota was filled by early 1971. Many requests have been made to HUD to fund the additional 350 units; however, the replies to date have been negative. An additional request for 1,000 units was made in August 1972 but no response has been received to date.

Target 2. Complete four units of family housing and 621 units for the elderly which are under construction.

Statement: These units were completed, and four projects for the elderly totalling 354 units are presently under construction.

Target 3. Construct 241 units of family housing and 705 units for the elderly which are in the planning phase.

Statement: Of the 241 units of family housing, 40 units have been completed, 90 units are still in the firm planning stage, and 111 were rejected by HUD. Of the 705 units for the elderly, 260 units were completed, 210 units are presently under construction, and applications for the remaining 235 units were rejected by HUD.

Target 4. Begin construction of new projects not yet in the planning phase which involve approximately 36 family units and 201 units for the elderly.

Statement: The Housing Authority was unable to meet this target due to the substantial reduction in the number of units approved by HUD. HUD's funding moratorium was in effect before these units reached the firm planning stage. Funds have been allocated for 90 "scattered site" family units now being planned for the Western Addition Project Area. Due to delays and spiraling construction costs, these funds may not be sufficient to produce all 90 units.

Target 5. Investigate potential proposals involving approximately 720 family units and 770 units for the elderly. Begin construction of the most feasible of these proposals.

Statement: Although the Housing Authority is in the process of investigating potential proposals, they are waiting until the current funding situation is clarified before any projects go into a firm planning stage.

Target 6. Continue to search for sites. Concentrate on the planning areas that fall below the citywide ratio of public housing units in the city.

Statement: In light of the current funding situation, efforts are being directed more toward obtaining Federal funds as well as additional sources of financing. When this situation is clarified, efforts will be made by the staffs of the Housing Authority and the Department of City Planning to look for additional sites for public housing.

Impact of Federal Cutbacks

In fiscal year 1971 the Housing Authority's budget was $3.66 million. The Authority has requested $8.5 million for fiscal year 1974; however, they expect to receive only $3.95 million from HUD. This money will cover only operating expenses for the Housing Authority's existing public housing and Section 23 Leasing Program units. No new construction will be possible with this budget. In realistic terms, the Housing Authority has been operating under a virtual funding moratorium since March 1971 when the Turnkey proposals were rejected by the HUD Area Office. The seriousness of the situation was increased by the impounding of the remaining 726 units in Program Reservations by the HUD Area Office. The moratorium on housing expenditures has severely restricted the Housing Authority's ability to meet its minimum annual production target of 500 units. It is important that at least this minimum target be met in light of the 6,000 applications presently on file for public housing units.

PROPERTY CONSERVATION DIVISION --

FEDERALLY ASSISTED CODE ENFORCEMENT PROGRAM

Federally Assisted Code Enforcement (FACE) is administered by the Department of Public Works. FACE is a concentrated code enforcement program where all buildings within a designated area are inspected and the owners required to correct any violations of the City's Housing Code. Federal subsidies in the form of low-interest loans are offered to property owners enabling them to finance the rehabilitation of their buildings. In some cases, based upon need, outright grants are given. The City, in addition to providing a portion of the operational expenses, participates in the projects through beautification programs and street improvements.

In September of 1966 the City contracted with the Department of Housing and Urban Development for seven FACE areas. The areas ultimately selected were:

1. Arguello Park
2. Buena Vista
3. Glen Park
4. Great Highway
5. Alamo Square
6. Bernal Heights
7. Duboce Triangle

There is a total of 4,601 buildings and 10,296 housing units in these seven areas. Of these, 428 buildings and 613 units were in sound/standard condition and needed no repairs.

Areas 1-4 were completed as of June 1970. As of December 1972 the total number of structures within the seven areas that have been brought up to satisfactory code compliance are broken down as follows:

Sound/Standard:	428 Buildings 613 Units
Demolished:	75 Buildings 113 Units
Rehab Complete:	2,999 Buildings 6,333 Units

Therefore, within these areas there are 1,099 buildings and 3,237 dwelling units remaining to be brought up to code. Of these, 336 buildings are in litigation. The majority of the street improvements in these areas have been completed.

Housing Targets

Target 1A. Finish Federally Assisted Code Enforcement Areas 1-4 by June 1970.

Statement: These areas were completed. They contain a total of 5,781 housing units.

Target 1B. Finish FACE Areas 5-7 by March 1972.

Statement: The deadline for these areas has been advanced to December 1973. This date, however, is dependent upon HUD or the City allocating sufficient funds for completion of these projects. Many loan applications for individuals within the project areas have been approved by HUD, but neither Section 312 loan funds nor Section 115 grants are available. Funds for the 312 loan programs have been impounded by the President. To complete areas 507, 417 government-subsidized loans, amounting to $9,643,025, are needed. As of February 1973, FACE has only enough operating money to carry them through about May 15. They have submitted a supplemental budget request to the City for $191,000 to enable them to carry out operations through this fiscal year.

Target 2. Begin FACE areas 8 and 9 in 1971.

Statement: Applications for these two areas (Inner Richmond, Upper Ashbury), covering 5,627 housing units, were submitted to the Department of Housing and Urban Development in January 1971. The applications were returned to the FACE office in April of 1972. HUD indicated that no action would be taken on them as funds for new projects would not be available in fiscal year 1973. FACE areas 8 and 9 can be started only if the Administration resurrects the program or if the City assumes financial responsibility for FACE.

Target 3. Initiate feasibility studies for expansion of FACE to the following areas.

Group A

Alamo Square to Page Laguna or Haight-Fillmore
Bernal Heights areas II-VII
Duboce Triangle to Upper Market
South Bayshore

Group B

Inner Richmond north of Geary
Upper Ashbury - Inner Sunset

Statement: A preliminary feasibility study has been made on the proposed Alamo Square expansion and a negative preliminary evaluation was given the project. The initial Alamo Square project (FACE area 5) has not progressed sufficiently to warrant further expansion at this time. Consideration of expansion is being postponed until a later date. Bernal Heights Area II has been tentatively selected for expansion; however, consideration is being withheld until the current funding situation is clarified. The Duboce Triangle and South Bayshore projects are being postponed. The Group B projects are also being held over until a later date.

Target 4. Establish and maintain contact in neighborhoods with program potentials: Excelsior, Haight/Ashbury, Mission, Oceanview and Potrero districts.

Statement: Contact will be established and maintained in these areas if there is any realistic possibility of future FACE programs.

Impact of the Moratorium on Housing Funds

The Department of Housing and Urban Development appropriated $2.1 million in fiscal year 1973 for FACE in San Francisco. The FACE Office requested $1.75 million for fiscal year 1974. With the recently announced Federal cutbacks on housing programs, FACE may not be funded at all in FY 1974. The remaining FACE funds from FY 1973 will carry the program through only June 1973. The impact of the cutbacks may mean that FACE areas 5 through 7 will not be completed nor will areas 8 and 9 be started. It is critical to the program that the 312 loan funds that have been impounded by the President be released.

BUREAU OF BUILDING INSPECTION --

SYSTEMATIC CODE ENFORCEMENT PROGRAM

The Systematic Code Enforcement Program is administered by the Division of Apartment House and Hotel Inspection. This is the second major program under the jurisdiction of the Department of Public Works which has a significant impact on the city's housing stock. While the FACE Program focuses on individual neighborhoods, the Systematic Code Enforcement Program is citywide in scope and affects every structure having three or more units. The program is entirely under the auspices of the City and no special subsidies are available either for its administration or its execution. The immediate aim of the program is to assure safe and sanitary housing conditions in the city's extensive apartment house stock. The major effort of the program has been to bring the worst buildings into compliance first, eliminating the life hazards and, therefore, providing the greatest degree of overall effectiveness of the program.

Housing Targets

Target 1. Continue inspecting apartment houses and hotels at the rate of 1,000 structures per year. Complete the ten-year Systematic Code Enforcement Program by 1978.

Statement: In 1972, the Department of Public Works proceeded with complete inspections on 992 buildings. This means that action has been initiated on approximately 6,600 buildings since the inception of the Systematic Code Enforcement Program in July 1967. A total of over 516 buildings were brought into compliance under this program during 1972 out of the 992 inspected; this brings the total number of buildings brought up to code since 1967 to nearly 2,200. The rate of bringing about compliance in the more hazardous buildings has been very satisfactory; and, at the current rate, the most severe life hazard buildings should be abated during 1973.

Target 2. Study the Systematic Code Enforcement Program for its impact on rents and tenants. Prescribe ways to alleviate hardships that may result from the program.

Statement: Federal and State funding is still unavailable to assist the City in alleviating the hardships resulting from the program. At this time, there are basically no means by which the Department of Public Works can reduce the impact of the Systematic Code Enforcement Program on rents and tenants. Additional legislation is needed to either minimize the displacement of

residents or to provide additional assistance to displacees. It should be noted that the Systematic Program has already placed under code action the vast majority of the worst buildings in San Francisco. Consequently, to some extent the program in the future should have lesser impact on rents and tenants. The Department is also working on the development of improved Federal housing laws which give greater recognition to citywide needs for assistance to owners of buildings that must be brought up to code so as to provide citywide equity to the Systematic Program comparable to that of the FACE Program.

Target 3. Submit a revised Plumbing Code to the Board of Supervisors for adoption by 1971.

Statement: The revision of the Plumbing Code was completed this year and was approved by the Board of Supervisors in April of 1972.

Target 4. As required, review the Building Code by 1971.

Statement: The Building Code is still in the process of being revised. Delays have been caused by lack of adequate personnel for plan checking and by the work which was being done on the Plumbing Code. The review should be complete by July or August 1973.

C O N C L U S I O N S

Though the net gain of housing units in 1972 is less than that of 1971, the numbers of units completed and demolished in 1972 exceeded those of the previous year. The increase in completions is attributable to the construction activities of the private rather than the public sector, which in fact declined slightly in total output in 1972 as compared with 1971. The public sector is chiefly responsible for the increase in demolition.

The moratorium on public housing in 1972 reduced completion of the Housing Authority units to almost half of the 1971 figure. In spite of the net gain recorded in the Hunters Point redevelopment project, which in the past five years registered net losses, housing production in the redevelopment areas has slowed. The housing targets set forth in the Improvement Plan for Residence for the period July 1970 through June 1972 were not totally met; some projects have been delayed because of the insufficient appropriation of housing funds by the Federal government. It is possible that housing production in the redevelopment areas in 1973 will be lower than that of 1972.

In the private sector, the Richmond district continued to take the lead in housing construction. Besides 2-4 unit structures, the area also produced a high percentage of 5-9 unit structures.

As in past years, San Francisco's share of the total Bay Area units for which building permits were authorized in 1972 is relatively small. The city accounted for only five percent of the total Bay Area's authorization. Though a net gain of single-family units was registered in 1972, San Francisco accounted for only 0.6 percent of the total single-family unit authorization in the Bay Area.

APPENDIX

APPENDIX TABLE A

Net Change by Census Tract and Structure Type
San Francisco, 1972

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5-9		10-19		20 or More		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
City Total	7	7	-38	-76	-14	-42	33	132	0	0	19	263	8	566	15	850
101			-1	-2											-1	-2
102	-1	-1													-1	-1
103			-1	-2	1	3									0	1
104					1	3			-1	-5					0	-2
106									-1	-7					-1	-7
107											1	10			1	10
108	1	1	-1	-2											0	-1
109	-1	-1													-1	-1
112									1	8			1	72	2	80
113													-1	-51	-1	-51
119									-2	-12	-2	-23			-4	-35
122													1	100	1	100
125			-1	-2											-1	-2
128	1	1			1	3					-1	-13			1	-9
129	-5	-5	-4	-8					1	9					-8	-4
130	-1	-1							1	5					0	4
131											2	33			2	33
132											1	12	1	60	2	72
134					-1	-3			1	5					0	2
152	-1	-1	-4	-8	-3	-9	-1	-4					1	108	-8	86
153	-1	-1	-3	-6			-1	-4							-5	-11
154	-2	-2							1	6	2	27			1	31
155	1	1			-1	-3	-1	-4	-1	-5					-2	-11
156			-1	-2					1	6	-1	-10			-1	-6
157	-2	-2	1	2	2	6	-1	-4	-1	-6					-1	-4
158	-4	-4			-4	-12			-2	-10					-10	-26
159					-1	-3	-1	-4							-2	-7
160	-1	-1	-1	-2											-2	-3
161	-4	-4	-4	-8	-7	-21	-1	-4	-1	-2	1	22	0	-21	-16	-38
162									-1	-6			-1	-21	-2	-27
163			-3	-6	-2	-6	-1	-4	-2	-14			1	27	-7	-3
164			-1	-2			-1	-4			-1	-16			-3	-22
165											1	12			1	12
169	-2	-2	-4	-8	-2	-6							1	90	-7	74
170	-1	-1	1	2					1	5					1	6
171			1	2											1	2
176	-1	-1													-1	-1
177			-1	-2											-1	-2
178							-1	-4							-1	-4
179											-1	-10			-1	-10
180			-1	-2	-1	-3									-2	-5
201	-1	-1							-1	-6					-2	-7
204	-2	-2			1	3			3	17					2	18
206					-1	-3					1	12			0	9
208									-1	-6	1	15			0	9
209									1	8					1	8
210	-1	-1	-2	-4							1	14			-2	9
211	-1	-1													-1	-1
212							1	4							1	4
213			1	2					1	7					2	9
214	-2	-2													-2	-2
215							1	4							1	4
216	5	5											2	154	7	159
217	16	16													16	16
218	1	1													1	1
227	1	1	1	2	3	9									5	12
228	1	1							-2	-13					-1	-12
229	-2	-2							1	6					-1	4
230	-2	-2	-1	-2											-3	-4
231	-11	-11	-1	-2	-1	-3	-1	-4	-4	-33	14	178			-4	125

Net Change - Continued

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5-9		10-19		20 or More		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
234	1	1													1	1
251	5	5													5	5
252	1	1	1	2											2	3
253			-1	-2											-1	-2
254	-4	-4													-4	-4
257	20	20													20	20
258	2	2													2	2
259	11	11													11	11
260	-3	-3													-3	-3
262	12	12	1	2											13	14
263	1	1					3	12							4	13
264	1	1													1	1
302	-2	-2	-1	-2	1	3	2	8							0	7
303	7	7													7	7
304	4	4					1	4							5	8
307	7	7													7	7
310	-1	-1													-1	-1
311	-2	-2													-2	-2
312	1	1													1	1
313	7	7													7	7
314	-2	-2	3	6											1	4
326							3	12	1	5					4	17
330	3	3			1	3									4	6
331	-1	-1													-1	-1
352	1	1							1	5			1	24	3	30
401	-6	-6			-1	-3	4	16	1	6					-2	13
402	-5	-5	-2	-4			3	12	1	8					-3	11
426	-6	-6					7	28	1	8					2	30
427	-2	-2	2	4			5	20							5	22
428	2	2					1	4	1	5					4	11
451	-7	-7	-3	-6	-1	-3			1	7			1	24	-9	15
452	-4	-4	-1	-2			2	8	0	-1					-3	1
476	-2	-2	-2	-4	1	3	1	4							-2	1
477	-4	-4	-1	-2			9	36	1	6					5	36
478			-1	-2											-1	-2
479	-2	-2													-2	-2
608	-10	-10	-3	-6					-1	-6					-14	-22
610	6	6													6	6

APPENDIX TABLE B

Housing Units Certified Complete by Census Tract and Structure Type
San Francisco, 1972

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5-9		10-19		20 or More		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
City Total	140	140	19	38	12	36	45	180	29	184	32	423	12	712	289	1713
103					1	3									1	3
104					1	3									1	3
107											1	10			1	10
108	1	1													1	1
112									1	8			1	72	2	80
122													1	100	1	100
128	1	1			1	3									2	4
129									1	9					1	9
130									1	5					1	5
131											2	33			2	33
132											1	12	1	60	2	72
134									1	5					1	5
152													1	108	1	108
154			1	2					1	6	2	27			4	35
155	1	1													1	1
156									1	6					1	6
157			1	2	2	6									3	8
161									4	27	7	98	2	53	13	178
163													1	27	1	27
165											1	12			1	12
169													1	90	1	90
170			2	4					1	5					3	9
171			1	2											1	2
204	1	1			1	3			3	17					5	21
206											1	12			1	12
208											1	15			1	15
209									1	8					1	8
210											1	14			1	14
212							1	4							1	4
213			1	2					1	7					2	9
215			1	2			1	4							2	6
216	5	5											2	154	7	159
217	16	16													16	16
218	2	2	1	2											3	4
227	1	1	2	4	3	9									6	14
228	1	1													1	1
229									1	6					1	6
230	4	4													4	4
231									2	15	15	190			17	205
234	1	1													1	1
251	6	6													6	6
252	1	1	1	2											2	3
257	22	22													22	22
258	2	2													2	2
259	11	11													11	11
260	1	1													1	1
262	13	13	1	2											14	15
263	2	2					3	12							5	14
264	2	2													2	2
302					1	3	2	8							3	11
303	8	8													8	8
304	4	4					1	4							5	8
307	7	7													7	7
311	1	1													1	1
312	2	2													2	2
313	7	7													7	7
314			3	6											3	6
326	1	1					3	12	1	5					5	18
328	1	1													1	1
330	3	3			1	3									4	6
352	1	1							1	5			1	24	3	30
401	1	1					5	20	1	6					7	27
402							3	12	1	8					4	20
426			2	4			7	28	1	8					10	40
427			2	4			5	20							7	24
428	2	2					1	4	1	5					4	11
451									2	12			1	24	3	36
452							2	8	1	5					3	13
476					1	3	1	4							2	7
477	2	2					10	40	1	6					13	48
610	6	6													6	6

APPENDIX TABLE C

Demolition by Census Tract and Structure Type
San Francisco, 1972

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5-9		10-19		20 or More		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
City Total	133	133	57	114	26	78	12	48	29	184	13	160	4	146	274	863
101			1	2											1	2
102	1	1													1	1
103			1	2											1	2
104									1	5					1	5
106									1	7					1	7
108			1	2											1	2
109	1	1													1	1
113													1	51	1	51
119									2	12	2	23			4	35
125			1	2											1	2
128											1	13			1	13
129	5	5	4	8											9	13
130	1	1													1	1
134					1	3									1	3
152	1	1	4	8	3	9	1	4							9	22
153	1	1	3	6			1	4							5	11
154	2	2	1	2											3	4
155					1	3	1	4	1	5					3	12
156			1	2							1	10			2	12
157	2	2					1	4	1	6					4	12
158	4	4			4	12			2	10					10	26
159					1	3	1	4							2	7
160	1	1	1	2											2	3
161	4	4	4	8	7	21	1	4	5	29	6	76	2	74	29	216
162									1	6			1	21	2	27
163			3	6	2	6	1	4	2	14					8	30
164			1	2			1	4			1	16			3	22
169	2	2	4	8	2	6									8	16
170	1	1	1	2											2	3
176	1	1													1	1
177			1	2											1	2
178							1	4							1	4
179											1	10			1	10
180			1	2	1	3									2	5
201	1	1							1	6					2	7
204	3	3													3	3
206					1	3									1	3
208									1	6					1	6
210	1	1	2	4											3	5
211	1	1													1	1
214	2	2													2	2
215			1	2											1	2
218	1	1	1	2											2	3
227			1	2											1	2
228									2	13					2	13
229	2	2													2	2
230	6	6	1	2											7	8
231	11	11	1	2	1	3	1	4	6	48	1	12			21	80
251	1	1													1	1
253			1	2											1	2
254	4	4													4	4
257	2	2													2	2
260	4	4													4	4
262	1	1													1	1
263	1	1													1	1
264	1	1													1	1
302	2	2	1	2											3	4
303	1	1													1	1
310	1	1													1	1
311	3	3													3	3
312	1	1													1	1
314	2	2													2	2
326	1	1													1	1
328	1	1													1	1
331	1	1													1	1
401	7	7			1	3	1	4							9	14
402	5	5	2	4											7	9
426	6	6	2	4											8	10
427	2	2													2	2
451	7	7	3	6	1	3			1	5					12	21
452	4	4	1	2					1	6					6	12
476	2	2	2	4											4	6
477	6	6	1	2			1	4							8	12
478			1	2											1	2
479	2	2													2	2
608	10	10	3	6					1	6					14	22

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This report was written, the data for it collected and analyzed by Ms. Linda Ferbert, Planner I, and Mrs. Moira So, Planner II, under the supervision of M. F. Groat, Planner IV. Graphics were executed by Mrs. Jean Cody and Mrs. Ruth Durbin. Miss Eda Kavin designed the cover. Frank Hendricks supervised preparation of the graphic material. Barbara Barck and Lenora Lee provided clerical assistance in the production of the report.

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CHANGES IN THE SAN FRANCISCO HOUSING INVENTORY

SAN FRANCISCO DEPARTMENT OF CITY PLANNING ·:· 1974

C H A N G E S I N T H E S A N F R A N C I S C O

H O U S I N G I N V E N T O R Y

1 9 7 3

SAN FRANCISCO DEPARTMENT OF CITY PLANNING, APRIL, 1974

P R E F A C E

This report on the changes in the housing inventory represents the eighth in a series that commenced in 1967. Based upon City records, it brings together information about the number of units completed, the number demolished, and the resulting net change for the City as a whole and for its fifteen planning areas. The format has remained the same, for most tables, during the time of its publication. Consequently, time series comparisons for most items and areas can be made.

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A Note on Sources: Unless otherwise specified, all tables in this report are based on information from Department of Public Works records collected by the Department of City Planning.

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A P P E N D I X T A B L E S

A Net Change by Census Tract and Structure Type San Francisco, 1973

B Housing Units Certified Complete by Census Tract and Structure Type, San Francisco, 1973

C Demolition by Census Tract and Structure Type, San Francisco, 1973

S U M M A R Y

1. In 1973, 1,578 units were certified complete, the second highest gain since 1967, ranking behind the 1,713 units in 1972. Nine hundred twenty-five units were demolished in 1973, and the difference between completions and demolitions, a net gain of 653 units, increased the city's housing stock to 312,741 units.

2. Net losses continued in lower density structures (two and three units). There was also a net loss of medium density structures (five to nine units) this year. The net gain of 22 higher density structures (ten units or more) was comparable to that of 1972.

3. Fifty-eight percent of the total units certified complete (918) were in high density structures (20 units or more). This set a new completion record for this structure type. Ninety-one percent of these new units resulted from some form of public assistance: private housing in redevelopment areas, public housing, or Federal subsidy housing programs.

4. A slow-down occurred in all types of private market construction. Of 1973's total completions, private actions accounted for only 35 percent (558 units), compared to 52 percent (884 units) in 1972. Single-family housing was the only category in which private action contributed as much housing as public actions.

5. Building permits for 48,591 units were authorized in the nine-county Bay Area in 1973, of which 4,150 units or nine percent were in San Francisco, placing it in the fourth rank among the nine counties. San Francisco's share of single-family units remained small (seven percent); however, it was higher than the consistent five percent of the last five years.

6. The public sector accounted for 1,020 units or 65 percent of the total completions in 1973, up 15.6 percent from 1972. Six hundred thirty-nine units (63 percent of the 1,020 units) were among market-rate and below-market-rate housing projects in the Diamond Heights, Western Addition A-2, and Hunters Point Redevelopment Areas. Another 257 units (25 percent) were located in the three elderly public housing projects completed in the Richmond and Northeast districts. The remaining 124 units (12 percent) resulted from a Federally subsidized conversion of a warehouse in the Mission district into a low- and moderate-priced housing project for senior citizens.

7. Public action (redevelopment and code enforcement) was also responsible for almost seventy percent of the total demolitions this year. Last year the share was one-half of the total demolitions. The demolished units, mostly in redevelopment areas, included single-family structures (mostly in Hunters Point), medium density structures (mostly in Western Addition A-2 and Hunters Point), and higher density ones (in Western Addition A-2 and Yerba Buena). A large number of these units were vacated by the Redevelopment Agency before 1973 and therefore their demolition does not constitute removal from the "active" 1973 housing stock.

8. Fewer single-family structures were demolished in 1973 than in 1972. However, demolition of medium density structures increased both in quantity and in share of the total demolitions.

9. The Central planning district had the highest number of unit completions in 1973. The units consisted mostly of condominium townhouses and condominium apartment units. In Richmond and Northeast planning districts, which ranked second and fourth respectively, the net gains were the result of completion of three public housing projects. Both new completion and demolition activities slowed down in Richmond during the year.

10. In Western Addition and South Bayshore planning districts, medium to higher density structures (4-19 units) were the major types of completions. A large number of new units in the Western Addition A-2 and Hunters Point Redevelopment Areas, under construction in 1973, will not be completed until the early half of 1974. As a consequence, the high number of demolitions exceeded the completions, and both districts suffered net losses.

11. For the 1968 - 1973 period, about two-thirds of total housing completions occurred in the Central, Western Addition, Richmond, and Northeast planning districts. In Central and Western Addition, the major source of production was the redevelopment program, while the private market was the primary factor in Richmond and the Northeast district. The Western Addition district accounted for slightly more than half the demolitions for the period, an impact of the clearance phase of the redevelopment program.

12. Data on the number of bedrooms by units certified complete in 1973 were included for the first time in the Housing Inventory Report: 33.5 percent of the units were without bedrooms, two-thirds of which were distributed among the completions attributable to some form of public program; 27.3 percent were of two bedrooms, many of which were found in medium density apartments; another 15.7 percent were of three or more bedrooms in single-family dwellings and in redevelopment housing. One-bedroom units accounted for 21.1 percent of the total completions.

I N T R O D U C T I O N

Purpose and Scope of the Report

This report is the eighth of a series, the purpose of which is to record annual changes in the housing inventory of San Francisco. Annual changes in the housing inventory mean the number of units certified complete in a given year, the number demolished, and the difference between those completed and those demolished.

The information about the housing stock is derived principally from the records of the Department of Public Works. This year, through additional research, the number of bedrooms of the completed units is reported. This information has been compiled by the Department of City Planning from plans of buildings submitted with applications for building permits. In a number of cases, further research was necessary in the files of the Assessor's Office.

It should be also noted that not all structures completed in 1973 were certified so by the Department of Public Works. Minor unsatisfactory conditions in new structures may delay the Department of Public Works from issuing a Certificate of Final Completion, from which the Department of City Planning records the number of new completions. In these situations, the Department of Public Works would issue a Temporary Certificate of Occupancy to permit residents to live in the structure. For example, in 1973, a 206-unit Federally subsidized housing project for the elderly and handicapped, the Alexis Apartments, was completed in the South of Market district. The project has been occupied since June of 1973, but a Certificate of Final Completion has not been issued. In order to report the annual housing change consistently, units completed and issued a Temporary Certificate of Occupancy are not included in the present Housing Inventory Report but will appear in the year in which the Certificates of Final Completion are issued.

The format of all the reports in this series has been kept uniform, making it possible to make direct comparisons with the annual series back to 1967 and with the information contained in the report covering the period 1960-1966.

Sources of Information for the Report

The principal sources of information for this report are records kept by the Central Permit Bureau of the Bureau of Building Inspection, Department of Public Works. The two documents mainly used are Certificates of Final Completion and

Demolition Permits. The former is the source of information about new construction in place; the latter of housing units removed.

Certificates of Final Completion are filed by Building Inspectors when they certify that a building has been completed to their satisfaction. Unlike the building permit, this record is a firm indication that the structure has been built and that the units are, in fact, available for occupancy.

Demolition Permits are applied for at the Central Permit Bureau, usually by contractors removing the structure. Since the application is made by persons not always familiar with the interior arrangements of the building, the information about the units contained is frequently incomplete or in error. This requires additional research by the staff of the Department of City Planning who use a variety of records to establish the correct number of units which existed in the demolished structure. It would be desirable to have additional data on the number of rooms, age of structure, nature of the previous occupancy, etc., but this information is not available.

S A N F R A N C I S C O

H O U S I N G P R O F I L E, 1 9 7 3

Net Change

A net gain of 653 units was recorded in San Francisco's housing inventory in 1973; 1,578 units were completed and 925 units were demolished. The 1973 net gain is less than 1972 and 1971 by 197 units and 287 units respectively due to the high amount of demolition in 1973.

TABLE 1

Net Change in Housing Structures and Units, 1973

Structure Type (No. of Units)	No. of Structures	No. of Units
Single Family	+65	+65
2	-40	-80
3	-30	-90
4	+8	+32
5-9	-18	-120
10-19	+4	+66
20+	+18	+780
Total	+7	+653

A net gain of only seven structures was recorded in 1973. The major contributor to the gain was the net addition of 65 single-family structures. A net gain of 22 structures of 10 or more units was also recorded, an amount comparable to 1971 and 1972 figures. These net gains were offset mainly by the net loss of 70 structures of 2-3 units. A net loss of eighteen 5-9 unit structures was also recorded.

TABLE 2-A

San Francisco Housing Stock, December, 1973

Structure Type	No. of Units	Percent
Single Family	102,784	33
2	40,014	13
3-4	32,300	10
5-9	34,053	11
10+	103,590	33
Total	312,741	100

By adding the net gains in units by type of structures to the figures given by the 1970 Census, revised annually, the total housing count for 1973 is estimated at 312,741 units. The addition of 653 units did not affect the overall distribution of units by type; single-family structures and units in structures of 10 or more units comprised two-thirds of the total stock; the remaining one-third were in 2-9 unit structures.

TABLE 2-B

San Francisco Housing Stock, 1970-1973

Structure Type	1970 (in number of units)	1971	1972	1973
Single Family	102,716	102,712	102,719	102,784
2	40,186	40,170	40,094	40,014
3-4	32,215	32,268	32,358	32,300
5-9	34,105	34,173	34,173	34,053
10+	101,076	101,915	102,744	103,590
Total	310,298*	311,238	312,088	312,741

*This number of units excludes mobile home or trailer and vacant seasonal and migratory units.

Housing Units Certified Complete

In 1973, 1,578 units were certified complete and added to the housing stock of the city. This was less than in 1972, when 1,713 units were certified complete.

Nearly 60 percent (918 units) represented structures of 20 or more units. This was the highest completion record since 1967 for such structures, both in real numbers and in percentage share of the total completions.

TABLE 3

Housing Units Certified Complete, 1973
Number and Percent of Structures
and Units by Structure Type

Structure Type	No. of Structures	Percent	No. of Units	Percent
Single Family	173	60.3	173	11.0
2	17	5.9	34	2.2
3	11	3.8	33	2.1
4	32	11.2	128	8.1
5-9	19	6.6	124	7.8
10-19	12	4.2	168	10.6
20+	23	8.0	918	58.2
Total	287	100.0	1578	100.0

Of these 918 units, 91 percent, or 835 units, resulted from public action programs, a considerably greater share than the 53 percent in 1972. Public housing projects, market-rate and below-market-rate redevelopment housing projects and a Federally subsidized residential conversion project accounted for these units. That only 83 units in this category were privately constructed is a commentary on the state of the private market during the past year.

More single-family structures were completed in 1973 than in the previous six years. The 173 single-family dwellings comprised 60.3 percent of the total structures completed in 1973, although only 11.0 percent of the total units. The number of single-family dwellings certified complete has been increasing gradually since 1969 when 69 such structures were certified. Although private actions were still responsible for a major portion of the completions in 1973, 56 units, or 32 percent, were condominium townhouses completed in the Diamond Heights Redevelopment Area. In previous years, these owner-occupied attached "rowhouses" or "deckhouses" would have been classified as multi-family structures.

Number of Bedrooms

Information on the number of bedrooms in the units certified complete is included in this report for the first time. It has not been included in the past because it is not readily available in Applications for Building Permits or Certificates of Final Completion and must be determined directly from building plans as they are processed by the Zoning Division of the Department of City Planning. Because of its importance it was decided to begin collecting that information beginning with 1973.

Of the 1,578 new units, one-third, or 528, were studios, followed by 432 two-bedroom units (27.3 percent). There were 333 one-bedroom units (21.1 percent) and 247 three-or-more-bedroom units (15.7 percent).

TABLE 4

Housing Units Certified Complete, 1973
Number and Percent of Units
by Number of Bedrooms

Unit Type	No. of Units	Percent
0-Bedroom	528	33.5
1-Bedroom	333	21.1
2-Bedroom	432	27.3
3+ Bedroom	247	15.7
Not known	38	2.4
Total	1578	100.0

Of the studios, two-thirds or 355 units were distributed among the three large public housing projects for low-income senior citizens and the Federally subsidized residential conversion project to provide housing for low- and moderate-income elderly persons. Another 135 studio units were located in the large-scale market-rate condominium apartment project in the Diamond Heights Redevelopment Area.

One-bedroom units were distributed among medium to high density structures. Three-bedroom units were found primarily in single-family structures, and also in the Federally subsidized projects in the redevelopment areas.

Of this year's total number of completed units, 1,020 or 65 percent were the result of some form of public action,

including public housing, redevelopment housing (market-rate and below-market-rate), and Federally subsidized housing outside designated redevelopment areas. This share was higher than the 52 percent in 1972. Sixty-three percent (639 units) of these 1,020 units were completed in three redevelopment areas: Western Addition A-2, Diamond Heights, and Hunters Point. Another quarter (257 units) were distributed among the three public housing projects completed in the Richmond and Northeast districts. The balance (124 units) were located in the Federally subsidized Vincentian Villa project for senior citizens in the Mission district. This project was a conversion of a former warehouse to provide residential housing.

TABLE 5

Housing Completion by Public and Private Actions, 1973
Number and Percent of Units and Estimated Costs

	No. of Units	Percent	Estimated Costs	Percent
City Total	1578	100	$31,627,401	100
Private Action	558	35	13,461,060	43
Public Action	1020	65	18,244,001	57
Redevelopment Areas[1]	639	41	13,097,591	41
Western Addition A-2	(104)	(7)	(1,872,000)	(6)
Diamond Heights	(463)	(29)	(9,977,350)	(31)
Hunters Point	(72)	(5)	(1,248,241)	(4)
Public Housing	257	16	4,068,750	13
Other[2]	124	8	1,000,000[3]	3

[1]Housing in Redevelopment Areas includes both market-rate and below-market-rate housing.

[2]This represents the Federally subsidized residential conversion project in the Mission planning district.

[3]This represents the estimated conversion cost of renovating a warehouse into a housing project with 124 studio units.

The 639 units certified complete in the three redevelopment areas exceeded the 1972 total (586 units) by nine percent. The largest number were completed in the Diamond Heights Redevelopment Area. In 1973, all the units completed were market-rate condominium apartments and townhouses with a small number of detached single-family structures. As of January 1, 1974, there

were 361 market-rate units under construction in the area. Construction of another 106 housing units will complete housing construction in Diamond Heights.

The total completions in Western Addition A-2 and Hunters Point Redevelopment Areas this year were less than one-half of the totals for 1972. In the case of Western Addition, only one project was completed this year; however, construction commenced on four other large-scale projects in 1972 and early 1973. According to the San Francisco Redevelopment Agency, these projects will be completed in Spring of 1974, adding 692 new units to the city's housing stock. In the case of Hunters Point, the Federal housing moratorium during 1972-1973 has delayed redevelopment activities. Construction of the Hunters Point Site No. 4 project, originally scheduled for completion in December, 1973, was not started until August, 1973. When completed, the project will add 149 low- and moderate-priced units to the housing stock.

TABLE 6

San Francisco Bay Area
Number of New Housing Units Authorized
by Building Permits, 1973

County	Single Family	Multi-Family	Total	% Single Family of Total
Alameda	3,472	3,644	7,116	48.8%
Contra Costa	4,723	2,101	6,824	69.2
Marin	1,236	2,227	3,463	35.7
Napa	618	270	888	69.6
San Francisco	285	3,865	4,150	6.9
San Mateo	2,107	3,684	5,788	36.4
Santa Clara	7,400	5,445	12,845	57.6
Solano	2,531	1,000	3,531	71.7
Sonoma	2,563	1,423	3,986	64.3
Total	24,935	23,659	48,591	51.3

Source: Construction Reports, U.S. Department of Commerce, San Francisco Field Office.

This year, permits for 4,150 new units or nine percent of the nine-county Bay Area total (48,591) were authorized in San Francisco. This was an increase of 21 percent over the 3,349 units authorized in 1972. Seventy-four percent of

4,150 units were authorized during the first six months of the year. Of these, 94 or six percent were certified complete in 1973. Thirty-three percent of this year's completions were authorized for construction in 1972, and the remaining 61 percent, four-fifths of which were attributed to some form of public programs, were authorized prior to 1972. It is expected that the bulk of the 4,056 units which were authorized yet not completed this year will be certified complete during 1974 and 1975.

The 285 single-family units authorized in San Francisco accounted for almost nine percent of the Bay Area's total (25,935 single-family units) this year; in the last two years the share was six percent. Although single-family units represented a very small percentage (seven percent) of San Francisco's construction, it was slightly higher than the consistent five percent of the past five years. Although the relative share is small, the fact that single-family units continue to be built is significant.

TABLE 7

Housing Units Authorized by Building Permit
San Francisco and the Bay Area, 1968-1973

	1973	1972	1971	1970	1969	1968
Total Bay Area	48,591	61,000	67,157	48,691	43,352	41,520
Total Bay Area minus San Francisco	44,441	57,561	63,543	46,920	42,493	40,291
Total San Francisco	4,150	3,439	3,614	1,771	859	1,229
Multi-family Bay Area minus San Francisco	19,794	27,352	32,902	28,573	23,404	17,047
Multi-family San Francisco	3,865	3,270	3,439	1,627	782	1,111
Single-family Bay Area minus San Francisco	24,650	30,209	30,641	18,347	19,089	13,244
Single-family San Francisco	285	169	175	144	77	118

Source: Construction Reports, 1968-1973, San Francisco Bay Area, Department of Commerce, San Francisco Field Office.

With the exception of San Francisco and Solano Counties, construction activity has slowed down in the other seven counties, leading to the overall 20 percent decrease (from 61,000 units to 48,591 units) in the Bay Area between 1972 and 1973. This decline was sharper than the 9.2 percent between 1971 and 1972, and was attributed to decreases of both single-family units (-18 percent) and multi-family units (-23 percent).

Greater decreases were shown in Alameda (-40 percent), San Mateo (-32 percent), Contra Costa (-27 percent) and Sonoma (-25 percent) counties, primarily in multi-family units. The 14 percent decline in Santa Clara County, however, was mostly in single-family units.

It was still true in 1973 that Santa Clara, Alameda and Contra Costa counties respectively held the first three places in the rank order of number of units authorized by building permits. San Francisco, however, jumped from seventh to fourth place in 1973. In Contra Costa, Napa, and Solano counties, single-family units rather than multi-family units continued to predominate, although the real number of single-family units has decreased in Contra Costa and Napa.

Demolitions

In 1973, 925 units were demolished, thereby removing the highest number of units from the housing stock of the city since 1960.

TABLE 8

Demolitions, 1973, Number and Percent of Structures and Units by Structure Type

Structure Type	No. of Structures	Percent	No. of Units	Percent
Single Family	108	38.6	108	11.7
2	57	20.4	114	12.3
3	41	14.6	123	13.3
4	24	8.6	96	10.4
5-9	37	13.2	244	26.4
10-19	8	2.8	102	11.0
20+	5	1.8	138	14.9
Total	280	100.0	925	100.0

Demolition in medium to high density structures was almost evenly divided: 244 units in 5-9 unit structures, 240 in 10-unit or more structures. This accounted for over half of the total number of units removed. This continues a pattern which was observed in 1972. It should be noted that 44 of the 240 units were located in a fire-damaged building which was demolished by a private party for conversion to a public park.

TABLE 9

Demolitions, 1967-1973, Units by Structure Type
(Percent of Annual Total)

	1973 Units	1972 Units	1971 Units	1970 Units	1969 Units	1968 Units	1967 Units	1967-73 Units
Single Family	108 11.7%	133 15.4%	127 22.8%	129 17.7%	84 9.4%	52 11.8%	138 26.4%	771 15.6%
2	114 12.3%	114 13.2%	78 14.0%	124 17.0%	170 18.9%	96 21.9%	62 11.8%	758 15.4%
3	123 13.3%	78 9.0%	117 21.0%	99 13.5%	168 18.7%	69 15.7%	27 5.2%	681 13.8%
4	96 10.4%	48 5.6%	36 6.5%	84 11.5%	100 11.1%	45 10.2%	12 2.3%	421 8.5%
5-9	244 26.4%	184 21.3%	35 6.3%	113 15.5%	158 17.6%	117 26.2%	148 28.3%	999 20.2%
10-19	102 11.0%	160 18.5%	91 16.3%	89 12.2%	53 5.9%	60 13.7%	16 3.1%	571 11.6%
20+	138 14.9%	146 16.9%	73 13.1%	92 12.6%	165 18.4%	0 0.0%	120 22.9%	734 14.9%
Total	925	863	557	730	898	439	523	4935

The removal of single-family structures declined again in comparison to the total demolitions in the city. Demolition decreased from 133 single-family units in 1972 to 108 units in 1973, a decline of 19 percent.

Demolition of 3-4 unit structures increased between 1972 and 1973. The number of units (219) demolished in these structures amounted to about one-quarter of the city total.

In reviewing the data for the period between 1967 and 1973 a comparison with the period 1960-1966 is revealing.

TABLE 10

Demolitions, 1960-66 and 1967-73,
Number and Percent of Units by Structure Type

Structure Type	1967-73 No.	%	1960-66 No.	%	Change No.	%
Single Family	771	15.6	1289	31.7	-518	-40.2
2	758	15.4	776	19.1	-18	-2.3
3	681	13.8	348	8.5	333	95.7
4	421	8.5	220	5.4	201	91.4
5-9	999	20.2	754	18.5	245	32.5
10-19	571	11.6	476	11.7	95	19.9
20+	734	14.9	207	5.1	527	254.6
Total	4935	100.0	4070	100.0	865	21.3

Apart from a general increase in the number of units demolished in the latter period, there are striking differences in the kind of units being demolished. In the earlier period, single-family homes were by far the most frequent target, both in relative and absolute terms. That same period marked the height of the building boom in the so-called R-3, wood-frame apartment structure, for which many single-family homes in districts such as the Richmond, Sunset, and Mission were demolished to make sites. Since that time, there has been a decline in these demolitions, the emphasis shifting to larger structures. Most noticeable is the dramatic increase in units removed in buildings which contain twenty or more units, although the number of units demolished in three- and four-unit structures also increased significantly in that period.

TABLE 11

Demolition by Public Action[1], 1973, Number and Percent of Structures and Units by Structure Type

Structure Type	No. of Structures	Percent	No. of Units	Percent
Single Family	55	30.4	55	8.5
2	35	19.3	70	10.8
3	31	17.1	93	14.4
4	18	1.0	72	11.1
5-9	32	17.7	215	33.3
10-19	6	3.3	48	7.4
20+	4	2.2	94	14.5
Total	181	100.0	647	100.0

[1]Public action includes redevelopment and code enforcement programs.

TABLE 12

Share of Demolition Accounted for by Public Action 1967-1973

Year	Total Units Demolished	Demolished as Result of Public Action	Percent Public Action of Total
1973	925	647	69.9
1972	869	432	49.7
1971	557	205	36.8
1970	730	464	63.6
1969	898	570	63.5
1968	628	439	69.9
1967	523	203	38.8
Total	5130	2960	57.7

Almost seventy percent of the demolition in 1973, or 647 units, was attributable to public action in three redevelopment areas: Western Addition A-2, Hunters Point and Yerba Buena, and to the code enforcement program. Last year, public actions represented only one-half of the total demolitions. One-third

of the 647 units were in medium density structures, many of which were the wartime houses in the Hunters Point area. A large number of the units demolished in the redevelopment areas were vacated by the Redevelopment Agency some months prior to the actual demolition. Their demolition, therefore, did not represent removal from the "active" 1973 housing stock.

TABLE 13

Hotel and Lodging-House Rooms Demolished, 1973

No. of Rooms in Building	Public Action			Private Action			Total		
	Str.	Rms.	Units	Str.	Rms.	Units	Str.	Rms.	Units
1-25	0	0	0	1	16	0	1	16	0
26-50	0	0	0	0	0	0	0	0	0
51-75	0	0	0	1	60	0	1	60	0
76-100	0	0	0	0	0	0	0	0	0
100+	0	0	0	0	0	0	0	0	0
Total	0	0	0	2	76	0	2	76	0

Two hotel structures with a total of 76 one-room units were demolished in 1973. The structures were cited for code violations by the Bureau of Building Inspection under the Systematic Code Enforcement Program, prior to requests for demolition permits by the owners.

CHANGES IN THE HOUSING INVENTORY BY PLANNING DISTRICT

Analysis of change by area of the city provides a useful insight into the operation of the housing market. The maps which follow are of the 15 planning districts into which the 1970 census tracts have been grouped. A summary of the general changes in these districts accompanies the maps and tables.

PLANNING DISTRICTS – 1970 CENSUS TRACTS

PLANNING DISTRICTS

1. RICHMOND
2. MARINA
3. NORTHEAST
4. DOWNTOWN
5. WESTERN ADDITION
6. BUENA VISTA
7. CENTRAL
8. MISSION
9. SOUTH OF MARKET
10. SOUTH BAYSHORE
11. BERNAL HEIGHTS
12. SOUTH CENTRAL
13. INGLESIDE
14. INNER SUNSET
15. OUTER SUNSET

203 CENSUS TRACTS

SPECIAL AREAS

SAN FRANCISCO DEPARTMENT OF CITY PLANNING

NET CHANGE IN NUMBER OF HOUSING UNITS · 1973

HOUSING UNITS		NUMBER OF CENSUS TRACTS
	Minus 26 to Minus 114	10
	Minus 6 to Minus 25	8
	Minus 1 to Minus 5	18
	0	65
	Plus 1 to Plus 5	13
	Plus 6 to Plus 25	25
	Plus 26 to Plus 125	8
	Plus 126 to Plus 407	1

DISTRICTS

1 RICHMOND
2 MARINA
3 NORTHEAST
4 DOWNTOWN
5 WESTERN ADDITION
6 BUENA VISTA
7 CENTRAL
8 MISSION
9 SOUTH OF MARKET
10 SOUTH BAYSHORE
11 BERNAL HEIGHTS
12 SOUTH CENTRAL
13 INGLESIDE
14 INNER SUNSET
15 OUTER SUNSET

TABLE 14

San Francisco Districts in Rank Order of Net Change in Housing Units, 1973

Rank	District No.	District	No. of Units
1	7	Central	525
2	1	Richmond	237
3	8	Mission	116
4	3	Northeast	108
5	12	South Central	58
6	2	Marina	56
7	15	Outer Sunset	40
8	14	Inner Sunset	17
9	11	Bernal Heights	7
10	13	Ingleside	2
11	4	Downtown	-1
12	6	Buena Vista	-34
13	9	South of Market	-50
14	10	South Bayshore	-75
15	5	Western Addition	-353
Total			+653

TABLE 15

San Francisco Districts in Rank Order of Net Change in Housing by Structure Type, 1973

Rank	Structure Type									
	Single Family		2 - 4		5 - 9		10 - 19		20+	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	Central	66	Richmond	40	Outer Sunset	17	Richmond	39	Central	423
2	South Central	57	Outer Sunset	32	Buena Vista	15	South Bayshore	38	Richmond	168
3	Inner Sunset	12	Central	21	Central	15	Marina	30	Mission	124
4	Outer Sunset	3	Inner Sunset	17	Richmond	7	Northeast	12	Northeast	113
5	Bernal Heights	3	Bernal Heights	4	Inner Sunset	6	Downtown	0	Marina	40
6	Ingleside	0	Ingleside	2	Mission	0	Buena Vista	0	Downtown	0
7	Mission	0	South Central	1	Bernal Heights	0	Central	0	South of Market	0
8	Downtown	-1	Downtown	0	South Central	0	Mission	0	South Bayshore	0
9	South of Market	-2	Buena Vista	-2	Ingleside	0	Bernal Heights	0	Bernal Heights	0
10	Buena Vista	-3	Marina	-7	Downtown	0	South Central	0	South Central	0
11	Northeast	-3	Mission	-8	Northeast	-2	Ingleside	0	Ingleside	0
12	Marina	-4	Northeast	-12	Marina	-3	Western Addition	-11	Inner Sunset	0
13	Western Addition	-12	South of Market	-30	South of Market	-6	South of Market	-12	Outer Sunset	0
14	Richmond	-17	South Bayshore	-33	South Bayshore	-46	Outer Sunset	-12	Western Addition	-44
15	South Bayshore	-34	Western Addition	-163	Western Addition	-123	Inner Sunset	-18	Buena Vista	-44
Totals		65		-138		-120		66		780

Source: San Francisco Department of City Planning from Bureau of Building Inspection records.

HOUSING UNIT CONSTRUCTION COMPLETIONS · 1973

HOUSING UNITS	NUMBER OF CENSUS TRACTS
0	89
1 to 4	15
5 to 9	12
10 to 24	17
25 to 99	11
100 to 407	4

DISTRICTS

1 RICHMOND
2 MARINA
3 NORTHEAST
4 DOWNTOWN
5 WESTERN ADDITION
6 BUENA VISTA
7 CENTRAL
8 MISSION
9 SOUTH OF MARKET
10 SOUTH BAYSHORE
11 BERNAL HEIGHTS
12 SOUTH CENTRAL
13 INGLESIDE
14 INNER SUNSET
15 OUTER SUNSET

TABLE 16

San Francisco Districts in Rank Order of Number and Percent of Units Certified Complete, 1973

Rank	District No.	District	No. of Units	Percent
1	7	Central	526	33.3
2	1	Richmond	289	18.3
3	3	Northeast	138	8.7
4	8	Mission	124	7.9
5	5	Western Addition	108	6.8
6	2	Marina	87	5.5
7	10	South Bayshore	77	4.9
8	12	South Central	65	4.1
9	15	Outer Sunset	65	4.1
10	14	Inner Sunset	60	3.8
11	6	Buena Vista	26	1.7
12	11	Bernal Heights	9	0.6
13	13	Ingleside	4	0.3
14	4	Downtown	0	0.0
15	9	South of Market	0	0.0
Total			1578	100.0

TABLE 17

San Francisco Districts in Rank Order of Units Completed by Structure Type, 1973

Rank	Structure Type									
	Single Family		2 - 4		5 - 9		10 - 19		20+	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	Central	67	Richmond	68	South Bayshore	34	Western Addition	49	Central	423
2	South Central	62	Outer Sunset	39	Buena Vista	20	Richmond	39	Richmond	168
3	Inner Sunset	19	Inner Sunset	35	Outer Sunset	17	South Bayshore	38	Mission	124
4	Outer Sunset	9	Central	21	Central	15	Marina	30	Northeast	113
5	South Bayshore	5	Marina	7	Richmond	12	Northeast	12	Western Addition	50
6	Bernal Heights	5	Northeast	6	Marina	9	Downtown	0	Marina	40
7	Richmond	2	Buena Vista	6	Northeast	6	Buena Vista	0	Downtown	0
8	Ingleside	2	Western Addition	4	Inner Sunset	6	Central	0	Buena Vista	0
9	Marina	1	Bernal Heights	4	Western Addition	5	Mission	0	South of Market	0
10	Northeast	1	South Central	3	Downtown	0	South of Market	0	South Bayshore	0
11	Downtown	0	Ingleside	2	Mission	0	Bernal Heights	0	Bernal Heights	0
12	Western Addition	0	Downtown	0	South of Market	0	South Central	0	South Central	0
13	Buena Vista	0	Mission	0	Bernal Heights	0	Ingleside	0	Ingleside	0
14	Mission	0	South of Market	0	South Central	0	Inner Sunset	0	Inner Sunset	0
15	South of Market	0	South Bayshore	0	Ingleside	0	Outer Sunset	0	Outer Sunset	0
Totals		173		195		124		168		918

Source: San Francisco Department of City Planning from Bureau of Building Inspection records.

TABLE 18

San Francisco Districts in Rank Order of Units Completed by Unit Type, 1973

Rank	Unit Type									
	Studio		1-Bedroom		2-Bedroom		3+ Bedroom		Not Known	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	Richmond	142	Central	201	Central	120	Central	55	Northeast	12
2	Central	139	Richmond	51	Richmond	74	South Central	47	Central	11
3	Mission	124	Western Addition	26	Western Addition	42	South Bayshore	42	Richmond	8
4	Northeast	98	Marina	20	Marina	40	Western Addition	40	Outer Sunset	4
5	Marina	24	Northeast	15	Inner Sunset	39	Inner Sunset	19	Ingleside	2
6	Outer Sunset	1	Outer Sunset	13	South Bayshore	35	Outer Sunset	15	Marina	1
7	Downtown	0	South Central	3	Outer Sunset	32	Richmond	14	Downtown	0
8	Western Addition	0	Inner Sunset	2	Buena Vista	22	Bernal Heights	6	Western Addition	0
9	Buena Vista	0	Buena Vista	1	South Central	15	Buena Vista	3	Buena Vista	0
10	South of Market	0	Bernal Heights	1	Northeast	11	Marina	2	Mission	0
11	South Bayshore	0	Downtown	0	Bernal Heights	2	Northeast	2	South of Market	0
12	Bernal Heights	0	Mission	0	Downtown	0	Ingleside	2	South Bayshore	0
13	South Central	0	South of Market	0	Mission	0	Downtown	0	Bernal Heights	0
14	Ingleside	0	South Bayshore	0	South of Market	0	Mission	0	South Central	0
15	Inner Sunset	0	Ingleside	0	Ingleside	0	South of Market	0	Inner Sunset	0
Totals		528		333		432		247		38

Source: San Francisco Department of City Planning from Bureau of Building Inspection records.

HOUSING UNIT DEMOLITION · 1973

HOUSING UNITS	NUMBER OF CENSUS TRACTS
0	86
1 to 4	33
5 to 9	13
10 to 19	3
20 to 49	7
50 to 115	6

DISTRICTS

1 RICHMOND
2 MARINA
3 NORTHEAST
4 DOWNTOWN
5 WESTERN ADDITION
6 BUENA VISTA
7 CENTRAL
8 MISSION
9 SOUTH OF MARKET
10 SOUTH BAYSHORE
11 BERNAL HEIGHTS
12 SOUTH CENTRAL
13 INGLESIDE
14 INNER SUNSET
15 OUTER SUNSET

TABLE 19

San Francisco Districts in Rank Order of Number and Percent of Units Demolished, 1973

Rank	District No.	District	No. of Units	Percent
1	5	Western Addition	461	49.8
2	10	South Bayshore	152	16.4
3	6	Buena Vista	60	6.5
4	1	Richmond	52	5.6
5	9	South of Market	50	5.4
6	14	Inner Sunset	43	4.6
7	2	Marina	31	3.4
8	3	Northeast	30	3.3
9	15	Outer Sunset	25	2.7
10	8	Mission	8	0.9
11	12	South Central	7	0.8
12	11	Bernal Heights	2	0.2
13	13	Ingleside	2	0.2
14	4	Downtown	1	0.1
15	7	Central	1	0.1
Total			925	100.0

TABLE 20

San Francisco Districts in Rank Order of Units Demolished by Type of Structure, 1973

Rank	Structure Type									
	Single Family		2 - 4		5 - 9		10 - 19		20+	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	South Bayshore	39	Western Addition	167	Western Addition	128	Western Addition	60	Western Addition	94
2	Richmond	19	South Bayshore	33	South Bayshore	80	Inner Sunset	18	Buena Vista	44
3	Western Addition	12	South of Market	30	Marina	12	South of Market	12	Richmond	0
4	Inner Sunset	7	Richmond	28	Northeast	8	Outer Sunset	12	Marina	0
5	Outer Sunset	6	Northeast	18	South of Market	6	Richmond	0	Northeast	0
6	Marina	5	Inner Sunset	18	Richmond	5	Marina	0	Downtown	0
7	South Central	5	Marina	14	Buena Vista	5	Northeast	0	Central	0
8	Northeast	4	Buena Vista	8	Downtown	0	Downtown	0	Mission	0
9	Buena Vista	3	Mission	8	Central	0	Buena Vista	0	South of Market	0
10	South of Market	2	Outer Sunset	7	Mission	0	Central	0	South Bayshore	0
11	Bernal Heights	2	South Central	2	Bernal Heights	0	Mission	0	Bernal Heights	0
12	Ingleside	2	Downtown	0	South Central	0	South Bayshore	0	South Central	0
13	Downtown	1	Central	0	Ingleside	0	Bernal Heights	0	Ingleside	0
14	Central	1	Bernal Heights	0	Inner Sunset	0	South Central	0	Inner Sunset	0
15	Mission	0	Ingleside	0	Outer Sunset	0	Ingleside	0	Outer Sunset	0
Totals		108		333		244		102		138

Source: San Francisco Department of City Planning from Bureau of Building Inspection records.

DISTRICT HIGHLIGHTS

Net Change

In 1973, net additions of units were recorded in ten of the fifteen planning districts. Twelve districts registered net additions in 1972.

Eighty-five percent of the total net gains (1,166 units) occurred in four districts. They were headed by Central planning district (525 units, more than double 1972 figures), followed by Richmond (237 units). The Mission (116 units) and Northeast (108 units) planning districts were third and fourth; in these two districts, a low gain or a net loss had been recorded in 1972. The high net gains for these four areas were the result of public actions: redevelopment in Central district's Diamond Heights Redevelopment Area; public housing in Richmond and Northeast planning districts; and Federal interest subsidy housing in Mission planning district.

The net loss of 353 units in Western Addition was the highest among planning districts in 1973 and compares with a net loss of 54 units in 1972. The net losses in South Bayshore (75 units) and South of Market (50 units) preceded Western Addition in the rank order. Demolition in these three districts was primarily the result of redevelopment activities.

Housing Unit Completions

The Central district occupied the first place in rank order of units certified complete in 1973, accounting for one-third of the total completions. Richmond and Northeast occupied the second and third places; together, these two planning districts accounted for 427 units or 27 percent of the total completions. As noted earlier, 59 percent of the completed units in the Richmond and Northeast districts were in the three public housing projects.

Completions in the Central district were mostly single-family houses, condominium townhouses, and condominium apartments. The single-family dwellings were of two- or three-bedroom types. The units in the 396-unit condominium apartment in Diamond Heights ranged from studio to two bedrooms.

In the Richmond district more 2-4 unit structures were completed than in any other district, although the 1973 total (68 units) was less than half of the previous year's (149 units). Most of these were two-bedroom units in four-unit structures. The number of units completed in 5-9 unit structures has decreased by 81 percent between 1972 (62 units) and 1973 (12 units). Most of these were one-bedroom units.

In Western Addition and South Bayshore, fifth and seventh in rank order in 1973, the types of structures completed were primarily medium to higher density, similar to 1972. Contrary to the trend of other medium and higher density structures in the city, those in Western Addition and South Bayshore consisted of a high proportion of two- and three-bedroom units, primarily because these units were in redevelopment projects which are specifically intended to augment family housing in the city.

Demolition

Two-thirds of the demolitions in 1973 were attributable to public actions in three of the four redevelopment areas: Western Addition A-2, Hunters Point and Yerba Buena. The planning districts in which these projects were located, Western Addition, South Bayshore, and South of Market, were in first, second and fifth place respectively in the rank order of demolition by planning districts.

Most of the units demolished in Western Addition were in 2-4 and 5-9 unit structures. In South Bayshore, redevelopment activities removed a considerable number of single-family structures, or about one-fourth of the total demolitions in the district. In addition, a large number of units in those formerly temporary wartime housing structures were demolished.

Demolitions undertaken through private actions diminished in 1973, especially in the Richmond and Northeast districts. In 1972, these two districts accounted for 12.3 percent (106 units) of the total demolitions; in 1973 they represented 5.6 percent (52 units) and 3.3 percent (30 units) respectively.

Planning District Trends, 1968 - 1973

The boundaries of the fifteen planning districts used in this report have remained unchanged since 1968. This permits comparisons between districts for the period, which are exemplified in the accompanying table.

Four of the fifteen planning districts accounted for 65 percent (or nearly two-thirds) of the total housing production for this period. In two of these districts, Central and Western Addition, most of the housing production was the result of Federally sponsored redevelopment programs. In the other two, Richmond and Northeast, the private market was the principal source. Except for the Marina district, which contained almost nine percent, the rest of the city's districts each held less than five percent of the total production, ranging from 4.9 percent for the Inner Sunset to a tenth of one percent in Bernal Heights.

TABLE 21

Planning District Trends, 1968 - 1973

Planning District	Completions No.	Completions %	Demolitions No.	Demolitions %	Net Change
1. Richmond	1,153	13.5	383	8.3	770
2. Marina	751	8.8	108	2.3	643
3. Northeast	1,008	11.8	275	6.0	733
4. Downtown	197	2.3	18	0.4	179
5. Western Addition	1,632	19.1	2,455	53.4	-823
6. Buena Vista	234	2.7	121	2.6	113
7. Central	1,724	20.2	65	1.4	1,659
8. Mission	326	3.8	228	5.0	98
9. South of Market	14	0.2	282	6.1	-268
10. South Bayshore	322	3.8	395	8.6	-73
11. Bernal Heights	60	0.7	23	0.5	37
12. South Central	321	3.7	68	1.5	253
13. Ingleside	99	1.2	36	0.8	63
14. Inner Sunset	417	4.9	85	1.8	332
15. Outer Sunset	285	3.3	59	1.3	226
Total	8,543	100.0	4,601	100.0	3,942

Source: Changes in the Housing Inventory, 1968-1973

In demolitions, the influence of the redevelopment program was sharply felt. The Western Addition district alone accounted for more than half of the removals from the housing stock, and some demolition in the South of Market district may be attributed to work on the Yerba Buena Center project. The redevelopment program now underway in Western Addition and South Bayshore will add new units to the stock, compensating for the losses suffered during the phase of housing clearance. Most demolitions occurring in the South Bayshore district were the result of clearance in preparation for the Hunters Point project.

As in housing completions, demolition rates were higher in the Richmond and Northeast districts than for other parts of the city not affected by redevelopment projects.

Three of the fifteen districts displayed a net loss for the period, and in all three of these, demolition for redevelopment projects played a major role. Significantly, the district showing the highest net gain for the city was also affected by the redevelopment program, the Central district. New housing in Diamond Heights, a hitherto undeveloped area of the city, was a significant contribution to the city's housing stock, especially family housing, during this period.

CONCLUSIONS

The contribution of Federally subsidized housing units to the total completions in the 1973 inventory (1,020 units or 65 percent of the total 1,578) underscores the importance of that source of housing to the city. As well as being a major source of new housing for the disadvantaged, especially the elderly poor, it is also a significant source of new condominium housing (both townhouses and apartments) which can be made available to middle-income families in the city. In the next several years, the units already authorized and under construction will continue to be a significant part of the new units added to the housing supply.

Although public actions have been responsible for a major share of demolitions during the past several years, that number should decline in the future as clearance activities in designated redevelopment project areas are completed. The composition of the stock has not been materially altered by the changes in the inventory. Over the past five years, the net gains in the housing stock have resulted in annual incremental increases of less than a tenth to barely more than three-tenths of a percent of the total housing stock. As a consequence, the San Francisco housing stock is a largely stationary and aging housing stock in which new housing is a marginal element. This factor provides the rationale for the policy of the City's Improvement Plan for Residence and the community development strategy outlined in the Residence Strategy and Programs report recently endorsed by the City Planning Commission, which emphasizes the approach of rehabilitation and conservation, not just of the units and structures containing them but of the neighborhoods in which they are located. Clearly, in San Francisco, housing is a durable community resource, reflecting a considerable investment of sunk capital. Changes in it are marginal. Its preservation and enhancement will serve to promote its optimum use.

The impact of the moratorium on Federal funds for housing has not yet been felt, but will manifest itself in 1975-76 when housing which would have been commenced under the stalled programs would have been completed and added to the stock. The impact of high interest rates, lack of investor incentives, inflation, the energy crisis, and shortages of materials are more immediate. A large project on the site of the old Playland Amusement Park has been postponed. A general diminution during the last six months of 1973 in the permits authorizing construction of units has been experienced in San Francisco as well as in the rest of the Bay Area. The future is, at this point, uncertain. Much depends upon the general state of the economy and especially upon the confidence with which investors and consumers view future prospects. Nationally, there is an uncertainty which is reflected locally.

Possibly a change is in store for San Francisco as for other central cities. If the energy crisis is chronic, there is a prospect that the era of extensive suburbanization of housing may be modified. The vulnerability of suburbs located far from adequate mass transportation is now being demonstrated. Should this continue to be so, a substantial private market for improvement and for more intensive use of both central city housing and housing in nearby suburbs may well develop in the next decade.

A P P E N D I X

APPENDIX TABLE A

Net Change by Census Tract and Structure Type
San Francisco, 1973

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5-9		10-19		20 or More		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
City Total	65	65	-40	-80	-30	-90	8	32	-18	-120	4	66	18	780	7	653
101	-1	-1									1	12			0	11
102	-1	-1	1	2					-1	-8					-1	-7
103													1	113	1	113
104	-2	-2					-1	-4	1	6					-2	0
108			1	2	-1	-3									0	-1
109			-1	-2											-1	-2
110	1	1													1	1
111					-1	-3	-1	-4							-2	-7
126											1	12			1	12
129	-1	-1			1	3	1	4			1	18			2	24
130	-1	-1	-1	-2	-1	-3									-3	-6
131	-1	-1	-1	-2	-1	-3	-1	-4	-1	-3					-5	-13
132													1	40	1	40
133											1	11			1	11
134	-1	-1													-1	-1
152	-1	-1	-3	-6	-6	-18	-1	-4	-4	-28					-15	-57
153							-1	-4							-1	-4
154	-1	-1	-2	-4	-1	-3			0	1					-4	-7
155	-7	-7	-3	-6	-8	-24	-3	-12	-5	-30	-1	-10	-1	-25	-28	-114
156			1	2	1	3							1	24	3	29
157							1	4							1	4
158	-2	-2	-6	-12	-5	-15	-5	-20	-6	-30					-24	-79
159	-1	-1	-2	-4	-1	-3	-1	-4	-4	-28					-9	-40
160	-1	-1					-1	-4					-1	-21	-3	-26
161			-4	-8	-2	-6					0	11	1	26	-5	23
162			-1	-2											-1	-2
163			-4	-8	-1	-3	-1	-4	-1	-7	-1	-12	-1	-24	-9	-58
167							-1	-4							-1	-4
168	-1	-1											-1	-44	-2	-45
169	-1	-1					-1	-4	2	12					0	7
170	-1	-1	2	4					-1	-5					0	-2
171			1	2					1	8					2	10
176	-1	-1													-1	-1
178			-1	-2			-2	-8	-1	-6	-1	-12			-5	-28
179					-1	-3									-1	-3
180	-1	-1			-1	-3	-2	-8							-4	-12
201					-1	-3							1	124	0	121
203	-1	-1													-1	-1
204	1	1	1	2					1	7					3	10
206			1	2			1	4							2	6
211													1	27	1	27
213									1	8					1	8
216	3	3					2	8					14	396	19	407
217	60	60			1	3									61	63
218	3	3	1	2											4	5
227	-1	-1			-2	-6									-3	-7
229			-1	-2	-1	-3									-2	-5
230	3	3													3	3
231	-23	-23	-6	-12					-5	-46	3	38			-31	-43
234	2	2	-1	-2											1	0
251	2	2													2	2
252	-1	-1													-1	-1
253	-1	-1	1	2											0	1
254	3	3	1	2											4	5
256	23	23	-1	-2											22	21
259	13	13													13	13
260	6	6			1	3									7	9
262	-1	-1													-1	-1
263	9	9													9	9
264	7	7													7	7
301	2	2			-1	-3									1	-1
302	-6	-6	-2	-4	-1	-3	4	16	1	6	-1	-18			-5	-9
303	9	9			1	3	2	8							12	20
304	7	7													7	7
312	-2	-2													-2	-2
313			1	2											1	2
314	2	2													2	2
326	-1	-1	-1	-2	1	3	2	8							1	8
328	-1	-1					1	4							0	3
330	1	1													1	1
351	4	4			4	12					-1	-12			7	4
352			1	2	-1	-3	2	8	2	12					4	19
354									1	5					1	5
401			-1	-2	-1	-3							1	69	-1	64
402	-2	-2					2	8							0	6
426	-3	-3	-2	-4			1	4							-4	-3
427	-1	-1	-2	-4			1	4					1	75	-1	74
428		-1	-2												-1	-2
451	-2	-2					2	8			1	15			1	21
452	-2	-2	-1	-2			3	12							0	8
476	-2	-2	-1	-2			1	4	1	6					-1	6
477	-2	-2					2	8							0	6
478	-1	-1													-1	-1
479	-1	-1	1	2	1	3	2	8			1	13			4	25
608	-16	-16	-5	-10	-3	-9									-24	-35

APPENDIX TABLE B

Housing Units Certified Complete by Census Tract and Structure Type
San Francisco, 1973

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5-9		10-19		20 or More		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
City Total	173	173	17	34	11	33	32	128	19	124	12	168	23	918	287	1578
101											1	12			1	12
102			1	2											1	2
103			1	2									1	113	2	115
104									1	6					1	6
108			1	2											1	2
110	1	1													1	1
126											1	12			1	12
129					1	3	1	4			1	18			3	25
131	1	1							1	9					2	10
132													1	40	1	40
133											1	11			1	11
154									1	6					1	6
156			1	2	1	3							1	24	3	29
157							1	4							1	4
161									1	5	3	49	2	50	6	104
169									2	12					2	12
170			2	4											2	4
171			1	2					1	8					2	10
201													1	124	1	124
204	1	1	1	2					1	7					3	10
206			1	2			1	4							2	6
211													1	27	1	27
213									1	8					1	8
216	3	3					2	8					14	396	19	407
217	60	60			1	3									61	63
218	3	3	1	2											4	5
230	3	3													3	3
231									5	34	3	38			7	72
234	2	2													2	2
251	2	2													2	2
253			1	2											1	2
254	3	3	1	2											4	5
256	23	23													23	23
259	13	13													13	13
260	8	8			1	3									9	11
263	10	10													10	10
264	8	8													8	8
301	2	2													2	2
302							6	24	1	6					7	30
303	10	10			1	3	2	8							13	21
304	7	7													7	7
313			1	2											1	2
314	2	2													2	2
326	2	2			1	3	2	8							5	13
328							1	4							1	4
330	1	1													1	1
351	4	4			4	12									8	16
352	2	2	2	4			2	8	2	12					8	26
354									1	5					1	5
401													1	69	1	69
402							2	8							2	8
426			1	2			1	4							2	6
427							1	4					1	75	2	79
451							2	8			1	15			3	23
452							3	12							3	12
476							1	4	1	6					2	10
477							2	8							2	8
478	1	1													1	1
479	1	1	1	2	1	3	2	8			1	13			6	27

APPENDIX TABLE C

Demolition by Census Tract and Structure Type
San Francisco, 1973

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5-9		10-19		20 or More		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
City Total	108	108	57	114	41	123	24	96	37	244	8	102	5	138	280	925
101	1	1													1	1
102	1	1							1	8					2	9
103			1	2											1	2
104	2	2					1	4							3	6
108					1	3									1	3
109			1	2											1	2
111					1	3	1	4							2	7
129	1	1													1	1
130	1	1	1	2	1	3									3	6
131	2	2	1	2	1	3	1	4	2	12					7	23
134	1	1													1	1
152	1	1	3	6	6	18	1	4	4	28					15	57
153							1	4							1	4
154	1	1	2	4	1	3			1	5					5	13
155	7	7	3	6	8	24	3	12	5	30	1	10	1	25	28	114
158	2	2	6	12	5	15	5	20	6	30					24	79
159	1	1	2	4	1	3	1	4	4	28					9	40
160	1	1					1	4					1	21	3	26
161			4	8	2	6			1	5	3	38	1	24	11	81
162			1	2											1	2
163			4	8	1	3	1	4	1	7	1	12	1	24	9	58
167							1	4							1	4
168	1	1											1	44	2	45
169	1	1					1	4							2	5
170	1	1							1	5					2	6
176	1	1													1	1
178			1	2			2	8	1	6	1	12			5	28
179					1	3									1	3
180	1	1			1	3	2	8							4	12
201					1	3									1	3
203	1	1													1	1
227	1	1			2	6									3	7
229			1	2	1	3									2	5
231	23	23	6	12					10	80					39	115
234			1	2											1	2
252	1	1													1	1
253	1	1													1	1
256			1	2											1	2
260	2	2													2	2
262	1	1													1	1
263	1	1													1	1
264	1	1													1	1
301					1	3									1	3
302	6	6	2	4	1	3	2	8			1	18			12	39
303	1	1													1	1
312	2	2													2	2
326	3	3	1	2											4	5
328	1	1													1	1
351											1	12			1	12
352	2	2	1	2	1	3									4	7
401			1	2	1	3									2	5
402	2	2													2	2
426	3	3	3	6											6	9
427	1	1	2	4											3	5
428			1	2											1	2
451	2	2													2	2
452	2	2	1	2											3	4
476	2	2	1	2											3	4
477	2	2													2	2
478	2	2													2	2
479	2	2													2	2
608	16	16	5	10	3	9									24	35

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This report was written, and the data for it collected and analyzed, by Mrs. Moira So, Planner II, with the assistance of Ms. Linda Ferbert, Planner II, under the supervision of M. F. Groat, Planner IV. Graphics were executed by Clarence Lee. Miss Eda Kavin designed the cover; Frank Hendricks supervised the production of the graphic material. Barbara Barck typed the report.

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CHANGES IN THE SAN FRANCISCO HOUSING INVENTORY

SAN FRANCISCO DEPARTMENT OF CITY PLANNING · 1975

C H A N G E S I N T H E S A N F R A N C I S C O

H O U S I N G I N V E N T O R Y

1 9 7 4

SAN FRANCISCO DEPARTMENT OF CITY PLANNING, JUNE 1975

P R E F A C E

This report on the changes in the housing inventory represents the ninth in a series that commenced in 1967. Based upon City records, it brings together information about the number of units completed, the number demolished, and the resulting net change for the City as a whole and for its fifteen planning areas. The format has remained the same, for most tables, during the time of its publication. Consequently, time series comparisons for most items and areas can be made.

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S U M M A R Y

1. In 1974, 2,454 units were certified complete, the largest number since the mid-1960's, and significantly greater than the 1,578 units certified in 1973. Seven hundred seventy four units in 226 structures were removed by demolition. The net gain for 1974 was 1,680 units and 204 structures. The number of units in the city's housing stock is estimated to be 314,421 units as of December, 1974.

2. Although the largest number of units completed (1,376) and the largest share of the total (56.1 percent) were located in twenty or more unit buildings, 303 single family units, including 150 townhouses, were certified in 1974. Two and three unit structures together amounted to less than three percent of the completions recorded, totalling 57 units.

3. In 1974, studio and one bedroom units comprised fifty-seven percent of the units completed, a total of 1,421 units. This represents a slight increase in the share of the total completions of these types from the previous year. In 1974, 958 two or more bedroom units accounted for thirty-nine percent of the total. Most of the three or more bedroom units were to be found in large developments, the principal ones being the Lake Merced Hills and Freedom West projects.

4. Removals from the housing stock by demolition were lower in 1974 than 1973 by sixteen percent. The contrast between the two years appeared not only in the total figures (774 and 925), but in the emphasis on types. In 1973, nearly half of the removals were concentrated in four or fewer unit structures; in 1974 nearly seventy percent of the removals were found in four or more unit buildings. Approximately three quarters of all the recorded demolitions were the result of public action. Many of the demolished buildings in the Western Addition A2 project had been vacant for a lengthy period before their clearance, while those at Hunter's Point were temporary public housing structures whose removal had long been planned.

5. Nine hundred thirty seven rooms in eighteen hotel structures were removed in 1974. The demolition of these hotels was the result of public action, primarily for the final clearance of the Yerba Buena site. Most of the structures had been vacant for sometime prior to their demolition. The few that were not were occupied by tenants whose relocation was the subject of litigation against the project which was settled in 1974. All of the structures had been designated for removal in the original plan.

1. In 1974, 1,174 units were installed overall, the largest number since the mid-1960's, and significantly greater than the 1,011 units installed in 1973. Over 1,000 housing units were completed in each of the 12 municipalities. The number of units for 1974 was 1,390 units and 20% greater, the number of units in the city's housing stock by mid-year to 324,724 units as of December, 1974.

2. Although the largest number of units completed (1,252) and the largest share of the total (34.1 percent) were located in twenty or more unit buildings, 301 duplex units, including 150 townhouses, were certified in 1974. Two and three unit structures comprised approximately 17 percent of the construction recorded, totalling 97 units.

3. In 1974, single and one bedroom units comprised fifty seven percent of the units produced, a total of 1,621 units. This represents a slight increase in the share of the total completions in these types over the previous year. In 1974, 881 two or more bedroom units were produced for 54.3% of the total. Most of the three or more bedroom units to be found in large developments, the relatively few units being built in 1974 are therefore more significant.

4. Removals from the housing stock by demolition were lower in 1974 than 1973 by eighteen percent. The greatest reduction was in the two years occurred for the total Bronx (771 and 359), but in the Manhattan it rose. In 1973, nearly 1/3 of the removals were concentrated in four of these units were located in 1974 mostly within Census Tract 189 of the Bronx or some other neighborhood. Approximately 1/3 of the removals were for the construction of new housing on the same site. Most of the remaining buildings in the Harlem Addition of Project had been vacant for a lengthy period before their demolition. Many of these structures had been fire damaged and were structurally unsound.

5. Units removed mainly owing to orphaned rental structures were fourteen in 1974. The demolition of these units the result of public action, primarily for the first clearance of the Lenox Terrace site. Each of the structures had been vacant for some time prior to their acquisition by Housing Authority. The fifth was acquired by Housing Authority which was subject of litigation against the project which was settled in 1971. All of the structures had been declared for removal in the original plan.

6. The share of completions attributed to public action, primarily completion of projects in the Western Addition Redevelopment Area 2, amounted to fifty-five percent of the total, or 1,339 units.

7. The large number of units certified complete in 1974 is not an indication of a continuing trend. Applications for new construction in the Bay Area fell drastically in 1974, the nine county total (26,116) being sixty percent lower than in the previous year, 1973. Applications in San Francisco fell quite as drastically; they were only one third (1,386) of the 1973 figure (4,150).

8. In 1974 three districts accounted for eighty percent of the net gain in the city's housing inventory. The districts were the Western, the Marina, and South of Market. In the Western Addition 1,077 units were certified complete, the largest share for any of the city's districts. Next in rank was the Marina, having 276 units, or about eleven percent of the city's total. Together, the South of Market, Inner Sunset, Central, Richmond and Ingleside districts comprised about a quarter of the completed units. Three quarters of units demolished were located in the Western Addition and South Bayshore districts in which clearance for redevelopment projects continued. Approximately eleven percent of the demolitions occurred in the Buena Vista, Northeast, and Marina districts. In the remaining districts of the City, relatively few units were recorded demolished.

I N T R O D U C T I O N

Purpose and Scope of the Report

This report is the ninth of a series, the purpose of which is to record annual changes in the housing inventory of San Francisco. Annual changes in the housing inventory mean the number of units certified complete in a given year, the number demolished, and net change, the difference between those completed and those demolished.

The information about the housing stock is derived principally from the records of the Department of Public Works. The number of bedrooms of the completed units is also reported. This information has been compiled by the Department of City Planning from plans of buildings submitted with applications for building permits. In a number of cases, further research was necessary in the files of the Assessor's Office.

It should be also noted that not all structures completed in 1974 were certified so by the Department of Public Works. Minor unsatisfactory conditions in new structures may delay the Department of Public Works from issuing a Certificate of Final Completion, from which the Department of City Planning records the number of new completions. In these situations, the Department of Public Works may issue a Temporary Certificate of Occupancy to permit residents to live in the structure. In order to report the annual housing change consistently, units completed and issued a Temporary Certificate of Occupancy are not included in the present Housing Inventory Report but will appear in the year in which the Certificates of Final Completion are issued.

The format of all the reports in this series has been kept uniform, making it possible to make direct comparisons with the annual series back to 1967 and with the information contained in the report covering the period 1960-1966.

Sources of Information for the Report

The principal sources of information for this report are records kept by the Central Permit Bureau of the Bureau of Building Inspection, Department of Public Works. The two documents mainly used are Certificates of Final Completion and Demolition Permits. The former are the source of information about new construction in place; the latter of housing units removed.

INTRODUCTION

Purpose and Scope of the Report

This report is the result of a meeting, the purpose of which is to review annual progress in the housing inventory of San Francisco. Should changes in the policies impact upon the number of units rehabilitated annually in a given year, the update procedure will be changed. The difference between these two values and those demolished.

The information about the housing stock is derived principally from the programs of the Department of Public Works. The number of inspections or the number of units rehabilitated through the program supported by the Community Development Plans is indicative of the housing rehabilitation and building permits. In a number of cases, the change required necessary in the life of the housing stock.

It should be also noted that all structural rehabilitation in 1971 was completed by the Department of Public Works. Other rehabilitation conditions in San Francisco can alter the physical or public nature since a Commission of Legal Compliance, Commission the Department of City Planning the number of new structures. To keep structures of Public Work may issue a Temporary Certificate of Occupancy to permit the issue a Permanent Certificate of Occupancy may be issued a Temporary Certificate of Occupancy may not included in the annual Public Information Report that will appear in the year in which Certificates of Final Completion are issued.

The issue of all the aspects in this listing has been left unclear, making it possible to make direct comparisons with the annual working book for 1967 and with the information contained in the annual reports during the period 1960-1964.

Sources of Information for the Report

The principal sources of information for this report are found in part by the Central Permit Bureau of the Bureau of Building Inspection, Department of Public Works. The two departments jointly have the Certificates of Final Completion and Occupancy. The former are the source of information about new construction in point, the latter of housing rehabilitated.

Certificates of Final Completion are filed by Building Inspectors when they certify that a building has been completed in compliance with the Building Code of the City. Unlike the building permit, this record is a firm indication that the structure has been built and that the units are, in fact, available for occupancy.

Demolition Permits are applied for at the Central Permit Bureau, usually by contractors removing the structure. Since the application is made by persons not always familiar with the interior arrangements of the building, the information about the units contained is frequently incomplete or in error. This requires additional research by the staff of the Department of City Planning who use a variety of records to establish as accurately as possible the number of units which existed in the demolished structure. It would be desirable to have additional data on the number of rooms, age of structure, nature of the previous occupancy, etc., but this information is not available.

Certificates of final completion are filed by building inspectors when they certify that a building has been completed in compliance with the Building Code of the City. Unlike the building permit, this record is a firm indication that the building has been built and that the units are, in fact, available for occupancy.

Specialized records are compiled for at the Council Bureau, usually by consultants examining the structure. Since one application is made by persons not always familiar with the intricate arrangements of the building, the information about the units contains frequently incomplete or in error. This requires additional research by the staff of the Department of City Planning who use a variety of records to establish as accurately as possible the number of units existing in the dwelling at different times. It would be desirable to have additional information, such as type of structure, nature of the previous occupancy, etc., but this information is not available.

1974 Changes in the Housing Inventory Report

S A N F R A N C I S C O

H O U S I N G P R O F I L E, 1 9 7 4

Net Change

In 1974, the City experienced the largest net gain in units and structures since 1966. The difference between construction completed and housing removed from the stock amounted to 204 structures and 1,680 units. Although there was a net loss of both structures and units in the two- through nine-unit building group, the single-family category (which now includes town houses) increased by 243 units and structures, and ten- or more unit buildings by 48 structures and 1,260 units.

TABLE 1

Net Change in Housing Structures and Units, 1974

Structure Type (No. of Units)	No. of Structures	No. of Units
Single Family	+243	+243
2	- 24	- 48
3	- 26	- 78
4	- 18	- 72
5-9	- 19	-125
10-19	+ 30	+384
20+	+ 18	+1,376
Total	+204	+1,680

The composition of the city's housing stock, obtained by adding the 1974 addition to the annual revision of the 1970 Census figures, is very little changed in the total number of units, and the relative weights by unit types, as expressed by their percentage of the total stock, remain unchanged.

1974 Changes in the Housing Inventory Tables

BASE PROJECTIONS
HOUSING PRODUCED, 1974

Rec Change

In 1974, the City experienced the largest new gain in units and structures since 1970. The difference between the two years is not large, but the 1974 gain is the only one to exceed 1,000 units. Although there was a net loss of both structures and units in the two-through-nine-unit building group, the single-family category (which now includes mobile homes) increased by 343 units and 1,380 units, and the 10-or-more unit category by 24 structures and 1,380 units.

Table 1

New Change in Housing Structures and Units: 1974

Structure Type (No. of Units)	No. of Structures	No. of Units
Single Family	+343	+343
2	- 14	- 28
3	- 12	- 36
4	- 18	- 72
5-9	- 29	-129
10-19	+ 20	+274
20+	+ 19	+1,376
Total	+189	+1,380

The composition of the city's housing stock, obtained by adding the 1974 addition to the annual revision of the 1970 census figures, is only little changed in the total number of units, but the relative weights by unit types, as depicted by their percentage of the total stock, remain unchanged.

TABLE 2

San Francisco Housing Stock, December 1974

Structure Type	No. of Structures	Percent
Single-Family	103,027	33
2	39,966	13
3-4	32,150	10
5-9	33,928	10
10+	105,350	33
Total	314,421	100

Housing Units Certified Complete

The certification of 2,454 units completed in 1974 surpassed the records of previous years. Only in the mid-1960's were higher counts recorded. Twenty- or more unit structures still accounted for more than half of the completions. Single-family homes, including 150 town houses, were 12 percent of the total units completed. In prior years, the town house would have fallen into the multi-family category based upon the number of such units being applied for on a single permit. However, in recent years more detailed research by the Department staff has made it possible to identify these units as being in the single-family category. Although the numbers are small by comparison with ten- or more unit structures in San Francisco, there is still interest in the construction of single-family housing in the city. While the town house might be regarded as a more limited offering than the traditional free-standing single-family home on its individual plot of land, it offers the urban dweller some of the same advantages.

Table 2

New Federally Assisted Housing Starts, December 1974

Construction Type	No. of Structures	Percent
Single-Family	343,027	45
2	79,396	13
3-4	83,150	10
5-9	83,934	10
10+	167,131	21
Total	414,413	100

Housing Units Certified Complete

The certification of 3,434 units completed in 1974 summarized the records of previous years. Only in the multi-family size groups remains unstudied. Twenty- or more unit structures will accounted for more than half of the completions. Multi-family homes, including 2to four houses, were 13 percent of the total units completed. In point fact, the town houses were fueled into the multi-family category boost from the number of such units being applied for or a single permit. However, in recent years more detailed research by the Department could has made it possible to identify those units as being in the single family category. Although the numbers are small by comparison with the more than structures in the construction of single-family housing is the only. While the town house might be promoted as a more limited offering than the traditional free-standing single-family home on its individual plot of land, it offers the urban dweller some of the same advantages.

TABLE 3

Housing Units Certified Complete, 1974
Number and Percent of Structures
and Units by Structure Type

Structure Type	No. of Structures	Percent	No. of Units	Percent
Single-Family	303 (1)	70.4	303	11.0
2	15	3.5	30	1.2
3	9	2.1	27	1.1
4	30	7.0	120	4.9
5-9	18	4.2	125	5.1
10-19	37	8.6	473	19.3
20+	18	4.2	1376	56.1
Total	430	100.0	2454	100.0

(1) Of the 303 single-family structures, 150 are town houses which, in the Certificate of Final Completion, are registered as units in multi-family structures.

Number of Bedrooms

Of interest to many who use this report is the composition of the completed housing units by the number of bedrooms. This figure is obtained directly from plans for the individual project by the plans checker for the Zoning Division of the Department. A change in review procedures has made feasible the collection of this information for the past two years. Comparing the results with the first year for which there are figures, 1973, it appears that the proportion of studio and one-bedroom units has increased slightly as a percentage of the total completions (55 percent to 57 percent). Two-bedroom units declined in share from 27 percent to 21 percent, but three- or more bedroom units increased from 16 percent to 18 percent. In absolute terms, an increase in all categories occurred over 1973. In 1973, 333 one-bedroom units were completed; in 1974 that number was 808, an increase of 142 percent. Another striking increase occurred in the number of three- or more bedroom units.

In 1973, 247 of these were completed; in 1974 there were 443, an increase of 79 percent. Two-bedroom and studio (0-bedroom units) increased, though less spectacularly. Six hundred thirteen studio units were completed in 1974, an increase of 16 percent over the 528 units completed in 1973. In 1974, the 515 two-bedroom units completed amounted to a 19 percent increase over the 432 units completed in 1973.

TABLE 4

Housing Units Certified Complete, 1974
Number and Percent of Units
by Number of Bedrooms

Unit Type	No. of Units	Percent
0-Bedroom	613	25.0
1-Bedroom	808	32.9
2-Bedroom	515	21.0
3+ Bedroom	443	18.0
Not known	75	3.1
Total	2,454	100.0

Of the 443 three- or more bedroom units completed in 1974, 434 were contained in five developments. The largest number of these, 144, were built in a private development, Lake Merced Hills. Of them, 100 are located in town houses and the balance, 44, in a condominium project. Next in order are the 142 units in the Freedom West complex, found in the Western Addition A-2 Redevelopment Project. Privately built single-family homes in the South Central district or Outer Mission account for 82 more three- or more bedroom units, and are concentrated in one large development which has been underway for several years. The final large concentration of 66 three- or more bedroom units is found in the Diamond Heights Redevelopment Project area.

While one- and two-bedroom units showed a more general pattern of dispersion, nearly two-thirds (398 of 613) of the studio (0-bedroom) units occurred in two buildings. In the South of Market, a Federally-subsidized housing project for the elderly contained 196 such units, and in the Marina a private market development accounted for 202 units.

In 1973, 217 of these were completed; in 1974 there were 611, an increase of 79 percent. Two-bedroom and studio (0-bedroom units) increased, though less substantially. Six hundred eighteen multifamily units were completed in 1973, an increase of 14 percent over the 179 units completed in 1972. In 1974, the 313 two-bedroom units completed amounted to a 73 percent increase over the 452 units completed in 1973.

TABLE 4

Housing Units Certified Completed, 1974
Number and Percent by Unit
by Number of Bedrooms

Unit Type	No. of Units	Percent
2-Bedroom	313	51.2
1-Bedroom	209	34.2
3-Bedroom	71	11.6
4+ Bedroom	18	2.9
0 (Studio)	0	0.0
TOTAL	611	100.0

TABLE 5

Housing Completion by Public and Private Actions, 1974
Number and Percent of Units and Estimated Costs

	No. of Units	Percent	Estimated Costs	Percent
City Total	2454	100	$53,564,808	100
Private Action	1115	45	28,903,512	54
Public Action	1339	55	24,661,296	46
Redevelopment Areas	1242[1]	51	22,709,296	42
Western Addition A-2	(960)	(39)	(17,476,146)	(33)
Yerba Buena Center	(258)	(11)	(4,448,250)	(8)
Diamond Heights	(24)	(1)	(784,900)	(1)
Public Housing	97	4	1,952,000	4

[1]Of the 1,242 units in the redevelopment areas, 102 units are market-rate - 78 rental units in Western Addition A-2 and 24 condominium town houses or single-family homes in Diamond Heights.

In 1974, the share of units resulting from public programs declined from nearly two-thirds of all certifications in 1973 to 55 percent. In 1974, most of the units included in the Redevelopment program were in the Western Addition. Public housing amounted to 97 units, 4 percent of the total units completed. Although a large number of units are under construction in the Hunter's Point Redevelopment Project area, none have yet been certified complete. Of the total estimated construction costs for the city in 1974, $53 million dollars, the private market's share was nearly $29 million or 54 percent. Public programs were responsible for the balance of $24 million. As in the case of the share of completions, this reversed the situation in 1973 when the public sector accounted for 57 percent of the total estimated construction expenditures.

Table 5

Boating Completion by Public and Private Berthing, 1971
Number and Percent of Units Not Reported

	No. of Units	Percent	Estimated Costs	Percent
Corp Vessel	2464	100	(23,564,800	100
Private Section	1123	45	20,903,312	81
Public Access	1239	50	24,601,280	40
Multiple Apartment Area	1192	48	22,704,208	87
Reserved Addition 8-2	(720)	(720)	(17,470,240)	(32)
Yacht, Marine Center	(1284)	(1	4,448,2304	(81
Planned Dolphin	(218	(1)	(104,0007	(2)
Public Mooring	27	*	1,952,000	1

Of the 1,242 units in the underdevelopment areas, 102 units were duplex-units - 78 rental units in Western Addition A-2 and 24 condominium town houses or single-family homes in Diamond Heights.

In 1974, the Board of Supervisors began requiring that all developments of ten or more units be reviewed for their impact on the environment. By 1975, most of the units included in the Housing Element had been approved. Public housing developments were in the Western Addition, Yerba Buena, Alemany - Ingleside and Hunters Point. Of the total units completed during the year nearly 100 million dollars was spent for construction costs. In 1974, 493 million dollars was spent for construction costs and nearly 100 million or 14 percent of the total was for public housing. Of the total estimated construction costs for the city in 1974, 493 million dollars the private sector's share was nearly 100 million or 14 percent. Public agencies were responsible for the balance of 114 million dollars. In the years of the shortage of dwellings, this amounted to 1/4 of the total estimated construction expenditures.

TABLE 6

San Francisco Bay Area
Number of New Housing Units Authorized
by Building Permits, 1974

County	Single-Family	Multi-Family	Total	% Single-Family of Total
Alameda	1,788	1,212	3,000	59.6%
Contra Costa	3,269	768	4,037	81.0
Marin	960	451	1,411	68.0
Napa	458	91	549	83.4
San Francisco	223	1,163	1,386	16.1
San Mateo	1,566	600	2,166	72.3
Santa Clara	5,823	3,173	8,996	64.7
Solano	847	32	879	96.4
Sonoma	2,355	1,337	3,692	63.8
Total	17,289	8,827	26,116	66.2

Source: Construction Reports, U.S. Department of Commerce, San Francisco Field Office.

Despite the large total of completions for 1974, figures available on the number of units applied for during the same year do not augur well for 1975. The total number of units applied for in 1974 is 1,386, down 2,764 units or 66 percent from 1973. This severe drop in applications reflects the national situation in building construction during 1975. Thus far, in the first quarter of 1975, no data are available locally, but national indications do not yet show an improvement in the construction picture. Much depends upon actions that will have to be taken by private and public institutions to restore not only the viability of the housing market but the public's ability to afford new housing.

TABLE 6

Six Counties Bay Area
Number of New Housing Units Authorized
by Building Permits, 1974

County	Single-Family	Multi-Family	Total	5 Quarter-Penalty of Total
Alameda	1,749	1,213	3,009	39.0%
Contra Costa	3,351	736	4,107	91.8
Marin	540	103	1,411	60.1
Napa	410	41	549	82.7
San Francisco	313	1,783	1,394	18.3
San Mateo	1,611	606	1,766	72.7
Santa Clara	3,823	1,171	4,994	84.7
Solano	411	93	477	84.7
Sonoma	2,135	1,157	3,492	89.8
TOTAL	17,319	7,047	24,319	84.7

Source: Construction Reports, U.S. Department of Commerce,
San Francisco Field Office.

Despite the large total of completions for 1974, figures available on the number of units applied for during the same year do not augur well for 1975. The total number of units applied for in 1974 is 1,216, down 7,444 units or 70 percent from 1973. This entire drop is application related with regional administration to delaying construction during 1974. The fact, in the first quarter of 1975 no data are available, local municipal jurisdictions do not yet show an improvement in the construction picture. Much depends upon whether 1975 will bring to an end by private and public institutions the cautious and only the viability of the housing market but the ability to afford new housing.

TABLE 7

Housing Units Authorized by Building Permit
San Francisco and the Bay Area, 1969-1974

	1974	1973	1972	1971	1970	1969
Total Bay Area	26,116	48,591	61,000	67,157	48,691	43,352
Total Bay Area minus San Francisco	24,730	44,441	57,561	63,543	46,920	42,493
Total San Francisco	1,386	4,150	3,439	3,614	1,771	859
Multi-family Bay Area minus San Francisco	7,664	19,794	27,352	32,902	28,573	23,404
Multi-family San Francisco	1,163	3,865	3,270	3,439	1,627	782
Single-family Bay Area minus San Francisco	17,066	24,650	30,209	30,641	18,347	19,089
Single-family San Francisco	223	285	169	175	144	77

Source: Construction Reports, 1969-1974, San Francisco Bay Area, Department of Commerce, San Francisco Field Office.

A review of the past six years reveals that 1974 was the leanest year by far in terms of the number of units applied for in the Bay Area, although it was slightly better in San Francisco than the 1969 record. In the Bay Area, permits applied for dropped to 60 percent of their 1969 level. In San Francisco, units applied for in 1974 were but one-third of the number applied for in 1973, although they exceeded the 1969 figure by 160 percent. The number of multi-family units applied for dropped significantly below the level of recent years in San Francisco, while single-family applications continued at, for San Francisco, a relatively high rate.

TABLE 7

Housing units authorized by building permits
San Francisco and the Bay Area, 1969-1974

	1974	1973	1972	1971	1970	1969
Total Bay Area	19,349	18,881	61,000	67,107	40,601	43,323
Total Bay Area minus San Francisco	14,710	14,451	37,481	51,041	24,910	42,409
Total San Francisco	1,146	4,120	5,419	3,644	1,711	855
Multi-family Bay Area minus San Francisco	7,484	10,794	27,743	33,002	14,973	24,404
Multi-family San Francisco	1,452	2,765	1,370	3,137	1,427	724
Single-family Bay Area minus San Francisco	11,940	14,550	34,209	36,041	19,547	18,039
Single-family San Francisco	203	46	168	178	144	77

Source: Construction Reports, 1969-1974, San Francisco Bay Area, Department of Commerce, San Francisco Field Offices.

A review of the past six years reveals that 1973 was the largest year by far in terms of the number of units applied for in the Bay Area, although it was slightly below in San Francisco that year (see Table). In the Bay Area, permits applied for dropped to 61,000 in 1974 from 67,107 in 1973. In San Francisco, units applied for in 1974 were 5,419 as the number applied for in 1973. Although they exceeded the 1969 figure by 100 percent. The number of multi-family units applied for dropped significantly during the first of recent years in San Francisco, while single-family applications continued at, for San Francisco, a relatively high rate.

Demolitions

Demolition activity eased in 1974 from the previous year. Two hundred twenty-six structures were removed from the stock. These structures contained 774 housing units. Nearly 60 percent of the units demolished were found in low- to medium density apartment structures ranging from four to nine units. Only a small proportion of the unit losses were in single-family homes. Losses in this category, 60 for 1974, were substantially below the figure of 108 for 1973. No twenty- or more unit buildings were reported demolished in 1974.

TABLE 8

Demolitions, 1974, Number and Percent of Structures and Units by Structure Type

Structure Type	No. of Structures	Percent	No. of Units	Percent
Single-Family	60	26.5	60	7.7
2	39	17.3	78	10.1
3	35	15.5	105	13.6
4	48	21.2	192	24.8
5-9	37	16.4	250	32.3
10-19	7	3.1	89	11.5
20+	0	.0	0	0.0
Total	226	100.0	774	100.0

In 1974, the number of units removed by public action amounted to 575, approximately three-fourths of total removals. Most of the units removed were in the Western Addition A-2 and Hunter's Point Redevelopment projects. For the most part, the 375 units removed in the Western Addition did not actually constitute removals from the city's available 1974 housing stock. Many of the structures were vacant for several years, having been acquired by the Redevelopment Agency for clearance. In the Hunter's Point project, all of the 203 units demolished were temporary public housing, long destined for demolition.

Demolitions

Demolition activity, based on 1971 data from the reporting year, has doubled demographic statistics from Fremont five ten years, since structures contained 771 dwelling units. Nearly 80 percent of the units demolished were found to have no sanitary facilities, apartment structures being four to six units, only a small proportion of the sole remains were in single-family homes. Losses to this category, as for 1974, were predominantly below the figure of 100 for 1971. Two- or more-unit dwellings were reported demolished in 1974.

Table 4

Demolitions, 1971, Among the Fremont SMSA
Structures and Units by Structure Type

Structure Type	No. of Structures	Percent	No. of Units	Percent
Single-family	59	80.8	59	33.3
2	11	15.1	22	12.4
3	2	2.7	6	3.4
4	0	0.0	0	0.0
5-9	1	1.4	5	2.8
10-19	0	0.0	0	0.0
20+	0	0.0	0	0.0
Total	73	100.0	177	100.0

In 1974, the number of units removed by public action amounted to 213, approximately three-fourths of total demolitions. Most of the units removed were in the Central Addition area and Avenue A Urban Redevelopment projects. The two were major City efforts to eliminate substandard housing. The 213 units removed by the Fremont Housing Authority represented 1.2 percent of the city's available 1974 housing stock. Many of the structures were vacant for several years, having been acquired by the Redevelopment Agency for clearance. To date, nearly 1/3 of the 183 units demolished were temporary public housing. They dominate the classification.

TABLE 9

Demolition by Public Action , 1974, Number and Percent of Structures and Units by Structure Type

Structure Type	No. of Structures	Percent	No. of Units	Percent
Single-Family	16	10.8	16	2.8
2	26	17.6	52	9.1
3	32	21.6	96	16.7
4	39	26.4	156	27.1
5-9	32	21.6	218	37.9
10-19	3	2.0	37	6.4
20+	0	.0	0	.0
Total	148	100.0	575	100.0

TABLE 10

Share of Demolition Accounted for by Public Action 1967-1974

Year	Total Units Demolished	Demolished as Result of Public Action	Public Action as Percent of Total
1974	774	575	74.3
1973	925	647	69.9
1972	869	432	49.7
1971	557	205	36.8
1970	730	464	63.6
1969	898	570	63.5
1968	628	439	69.9
1967	523	203	38.8
Total	5904	3535	59.9

Most of the structures demolished in 1974 contained four or more units. It is not possible to determine the precise nature of the occupancy from existing public records, and as noted above, a number of the units had been vacant for periods up to several years prior to their removal.

Since 1967, public actions, which include code enforcement and redevelopment, have been responsible for nearly sixty percent of the demolitions recorded. However, now that large-scale clearance and reconstruction are given less emphasis than maintenance and rehabilitation of the housing stock, there will be a decline in the number of units removed. The high incidence of units demolished in recent years reflects the completion of projects whose plans were formulated many years ago. Thus the share of units accounted for by past public actions should not be taken as a guide to the future.

TABLE 11

Hotel and Lodging-House Rooms Demolished, 1974

No. of Rooms in Building	Public Action			Private Action			Total		
	Str.	Rms.	Units	Str.	Rms.	Units	Str.	Rms.	Units
1-25	7	138	0	0	0	0	7	138	0
26-50	2	57	0	0	0	0	2	57	0
51-75	4	231	0	0	0	0	4	231	0
76-100	4	391	0	0	0	0	4	391	0
100+	1	120	0	0	0	0	1	120	0
Total	18	937	0	0	0	0	18	937	0

In 1974, public actions, primarily redevelopment, caused 18 hotel structures containing 937 rooms to be removed from the inventory. These are not reflected in the housing unit counts because they usually do not possess complete kitchen and separate bathing facilities and may not have been used as permanent residences, although many San Francisco hotel rooms in the downtown area have in fact been so used for many years. Many of the rooms in the South of Market area and in the Tenderloin west of Powell Street are homes for elderly, retired persons living on fixed incomes.

CHANGES IN THE HOUSING INVENTORY BY PLANNING DISTRICT

Analysis of change by area of the city provides a useful insight into the operation of the housing market. The maps which follow are of the 15 planning districts into which the 1970 census tracts have been grouped. A summary of the general changes in these districts accompanies the maps and tables.

PLANNING DISTRICTS – 1970 CENSUS TRACTS

PLANNING DISTRICTS

1. RICHMOND
2. MARINA
3. NORTHEAST
4. DOWNTOWN
5. WESTERN ADDITION
6. BUENA VISTA
7. CENTRAL
8. MISSION
9. SOUTH OF MARKET
10. SOUTH BAYSHORE
11. BERNAL HEIGHTS
12. SOUTH CENTRAL
13. INGLESIDE
14. INNER SUNSET
15. OUTER SUNSET

203 CENSUS TRACTS

SPECIAL AREAS

NET CHANGE IN NUMBER OF HOUSING UNITS · 1974

HOUSING UNITS		NUMBER OF CENSUS TRACTS
	Minus 26 to Minus 200	4
	Minus 6 to Minus 25	8
	Minus 1 to Minus 5	17
	0	54
	Plus 1 to Plus 5	28
	Plus 6 to Plus 25	25
	Plus 26 to Plus 125	9
	Plus 126 to Plus 726	3

DISTRICTS

1 RICHMOND
2 MARINA
3 NORTHEAST
4 DOWNTOWN
5 WESTERN ADDITION
6 BUENA VISTA
7 CENTRAL
8 MISSION
9 SOUTH OF MARKET
10 SOUTH BAYSHORE
11 BERNAL HEIGHTS
12 SOUTH CENTRAL
13 INGLESIDE
14 INNER SUNSET
15 OUTER SUNSET

TABLE 12

San Francisco Districts in Rank Order of Net Change in Housing Units, 1974

Rank	District No.	District	No. of Units
1	5	Western Addition	681
2	2	Marina	256
3	14	Inner Sunset	175
4	9	South of Market	243
5	7	Central	128
6	13	Ingleside	121
7	1	Richmond	113
8	12	South Central	70
9	15	Outer Sunset	66
10	3	Northeast	50
11	8	Mission	8
12	11	Bernal Heights	4
13	4	Downtown	0
14	6	Buena Vista	-33
15	10	South Bayshore	-202
Total			1,680

TABLE 12

Per Precinct Distribution by Race Voted
in the Primary Election, 1974

Precinct	Democratic	Republican	Total
1	0	[illegible]	183
2	2	[illegible]	191
3	18	[illegible]	175
4	9	[illegible]	343
5	9	[illegible]	139
6	12	[illegible]	231
7	1	[illegible]	313
8	11	[illegible]	79
9	15	[illegible]	80
10	2	[illegible]	69
11	8	[illegible]	8
12	12	[illegible]	9
13	8	[illegible]	8
14	6	[illegible]	71
15	10	[illegible]	302
Total			1,840

TABLE 13

San Francisco Districts in Rank Order of Net Change in Housing by Structure Type, 1974

Rank	Structure Type									
	Single-Family		2 - 4		5 - 9		10 - 19		20+	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	South Central	72	Richmond	77	Richmond	20	Western Addition	287	Western Addition	663
2	Ingleside	70	Central	26	Outer Sunset	19	Central	61	South of Market	258
3	Western Addition	54	Outer Sunset	20	Marina	16	Inner Sunset	30	Marina	245
4	Central	26	Inner Sunset	11	Central	15	Outer Sunset	27	Inner Sunset	96
5	Inner Sunset	26	Ingleside	3	Inner Sunset	12	Mission	19	Ingleside	48
6	Bernal Heights	5	Downtown	0	Northeast	11	Richmond	0	Northeast	45
7	Marina	3	Northeast	-1	Buena Vista	1	Northeast	0	Richmond	21
8	Downtown	0	Bernal Heights	-1	Downtown	0	Downtown	0	Downtown	0
9	Mission	0	Marina	-2	Mission	0	South Bayshore	0	Buena Vista	0
10	South of Market	0	South Central	-2	South of Market	0	Bernal Heights	0	Central	0
11	Outer Sunset	0	South of Market	-3	Bernal Heights	0	South Central	0	Mission	0
12	Buena Vista	-1	Buena Vista	-11	South Central	0	Ingleside	0	South Bayshore	0
13	South Bayshore	-2	Mission	-11	Ingleside	0	Marina	-6	Bernal Heights	0
14	Richmond	-5	South Bayshore	-107	South Bayshore	-93	South of Market	-12	South Central	0
15	Northeast	-5	Western Addition	-197	Western Addition	-126	Buena Vista	-22	Outer Sunset	0
Total		243		-198		-125		384		1376

HOUSING UNIT CONSTRUCTION COMPLETIONS · 1974

HOUSING UNITS		NUMBER OF CENSUS TRACTS
	0	75
	1 to 4	25
	5 to 9	19
	10 to 24	13
	25 to 99	10
	100 to 779	6

DISTRICTS

1 RICHMOND
2 MARINA
3 NORTHEAST
4 DOWNTOWN
5 WESTERN ADDITION
6 BUENA VISTA
7 CENTRAL
8 MISSION
9 SOUTH OF MARKET
10 SOUTH BAYSHORE
11 BERNAL HEIGHTS
12 SOUTH CENTRAL
13 INGLESIDE
14 INNER SUNSET
15 OUTER SUNSET

TABLE 14

San Francisco Districts in Rank Order of Number and Percent of Units Certified Complete, 1974

Rank	District No.	District	No. of Units	Percent
1	5	Western Addition	1077	43.9
2	2	Marina	276	11.2
3	9	South of Market	261	10.6
4	14	Inner Sunset	179	7.3
5	7	Central	132	5.4
6	1	Richmond	128	5.2
7	13	Ingleside	126	5.1
8	12	South Central	86	3.5
9	3	Northeast	81	3.3
10	15	Outer Sunset	69	2.8
11	8	Mission	21	0.9
12	11	Bernal Heights	11	0.5
13	6	Buena Vista	6	0.2
14	10	South Bayshore	1	0.1
15	4	Downtown	0	.0
Total			2454	100.0

TABLE 15

San Francisco Districts in Rank Order of Units Completed by Structure Type, 1974

Rank	Structure Type									
	Single-Family		2 - 4		5 - 9		10 - 19		20+	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	South Central	84	Richmond	85	Northeast	29	Western Addition	324	Western Addition	663
2	Ingleside	73	Central	28	Richmond	20	Central	61	South of Market	258
3	Western Addition	70	Outer Sunset	20	Outer Sunset	19	Inner Sunset	30	Marina	245
4	Inner Sunset	30	Western Addition	12	Marina	16	Outer Sunset	27	Inner Sunset	96
5	Central	28	Inner Sunset	11	Central	15	Mission	19	Ingleside	48
6	Bernal Heights	9	Northeast	7	Inner Sunset	12	Marina	12	Northeast	45
7	Marina	3	Ingleside	5	Western Addition	8	Richmond	0	Richmond	21
8	Outer Sunset	3	South of Market	3	Buena Vista	6	Northeast	0	Downtown	0
9	Richmond	2	Mission	2	Downtown	0	Downtown	0	Buena Vista	0
10	South Bayshore	1	Bernal Heights	2	Mission	0	Buena Vista	0	Central	0
11	Northeast	0	South Central	2	South of Market	0	South of Market	0	Mission	0
12	Downtown	0	Marina	0	South Bayshore	0	South Bayshore	0	South Bayshore	0
13	Buena Vista	0	Downtown	0	Bernal Heights	0	Bernal Heights	0	Bernal Heights	0
14	Mission	0	Buena Vista	0	South Central	0	South Central	0	South Central	0
15	South of Market	0	South Bayshore	0	Ingleside	0	Ingleside	0	Outer Sunset	0
Total		303		177		125		473		1376

TABLE 16

San Francisco Districts in Rank Order of Units Completed by Unit Type, 1974

Rank	Unit Type									
	Studio		1-Bedroom		2-Bedroom		3+ Bedroom		Not Known	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	Marina	202	Western Addition	529	Western Addition	206	Western Addition	145	Central	19
2	South of Market	196	Inner Sunset	84	Richmond	70	Ingleside	94	Mission	19
3	Western Addition	189	South of Market	63	Central	61	South Central	83	Inner Sunset	11
4	Inner Sunset	21	Northeast	42	Outer Sunset	48	Central	40	Northeast	10
5	Northeast	5	Richmond	31	Marina	38	Inner Sunset	28	Western Addition	8
6	Richmond	0	Marina	27	Inner Sunset	35	Richmond	27	Buena Vista	6
7	Downtown	0	Outer Sunset	18	Ingleside	31	Marina	9	Bernal Heights	2
8	Buena Vista	0	Central	12	Northeast	20	Bernal Heights	9	Richmond	0
9	Central	0	South Central	1	Mission	2	Northeast	4	Marina	0
10	Mission	0	Ingleside	1	South Central	2	Outer Sunset	3	Downtown	0
11	South Bayshore	0	Downtown	0	South of Market	1	South of Market	1	South of Market	0
12	Bernal Heights	0	Buena Vista	0	South Bayshore	1	Downtown	0	South Bayshore	0
13	South Central	0	Mission	0	Downtown	0	Buena Vista	0	South Central	0
14	Ingleside	0	South Bayshore	0	Buena Vista	0	Mission	0	Ingleside	0
15	Outer Sunset	0	Bernal Heights	0	Bernal Heights	0	South Bayshore	0	Outer Sunset	0
Total		613		808		515		443		75

Source: San Francisco Department of City Planning from Bureau of Building Inspection records.

HOUSING UNIT DEMOLITION · 1974

HOUSING UNITS		NUMBER OF CENSUS TRACTS
	0	90
	1 to 4	37
	5 to 9	6
	10 to 19	6
	20 to 49	4
	50 to 200	5

DISTRICTS

1 RICHMOND
2 MARINA
3 NORTHEAST
4 DOWNTOWN
5 WESTERN ADDITION
6 BUENA VISTA
7 CENTRAL
8 MISSION
9 SOUTH OF MARKET
10 SOUTH BAYSHORE
11 BERNAL HEIGHTS
12 SOUTH CENTRAL
13 INGLESIDE
14 INNER SUNSET
15 OUTER SUNSET

TABLE 17

San Francisco Districts in Rank Order of Number and Percent of Units Demolished, 1974

Rank	District No.	District	No. of Units	Percent
1	5	Western Addition	396	51.2
2	10	South Bayshore	203	26.2
3	6	Buena Vista	39	5.0
4	3	Northeast	31	4.0
5	2	Marina	20	2.6
6	9	South of Market	18	2.3
7	12	South Central	16	2.1
8	1	Richmond	15	1.9
9	8	Mission	13	1.7
10	11	Bernal Heights	7	0.9
11	13	Ingleside	5	0.7
12	7	Central	4	0.5
13	14	Inner Sunset	4	0.5
14	15	Outer Sunset	3	0.4
15	4	Downtown	0	.0
Total			774	100.0

TABLE 17

Fish Production Statistics in Tema Ocean of Ghana and Regional at Tema Community, 1974

Rank	Fishery No.	District	No. of Units	Percent
1	8	Shooting Initiation	305	31.3
2	10	Women Fishmongers	293	30.1
3	5	Canoe Hire	89	9.1
4	1	Advertisers	51	5.0
5	2	Marine	50	5.1
6	9	Canal of Marine	19	2.0
7	11	Ocean Centres	19	2.0
8	4	Economic	15	1.5
9	6	Clearing	12	1.2
10	12	General Helpers	7	0.7
11	13	Analysis	5	0.5
12	7	Control	4	0.5
13	14	Trade Unions	4	0.4
14	15	Water Owners	3	0.3
15	3	Dynamics	0	.0
Total			974	100.0

TABLE 18

San Francisco Districts in Rank Order of Units Demolished by Structure Type, 1974

Rank	Structure Type									
	Single-Family		2 - 4		5 - 9		10 - 19		20+	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	Western Addition	16	Western Addition	209	Western Addition	134	Western Addition	37	Richmond	0
2	South Central	12	South Bayshore	107	South Bayshore	93	Buena Vista	22	Marina	0
3	Richmond	7	Mission	13	Northeast	18	Marina	18	Northeast	0
4	Northeast	5	Buena Vista	11	Buena Vista	5	South of Market	12	Downtown	0
5	Bernal Heights	4	Richmond	8	Richmond	0	Richmond	0	Western Addition	0
6	Inner Sunset	4	Northeast	8	Marina	0	Northeast	0	Buena Vista	0
7	South Bayshore	3	South of Market	6	Downtown	0	Downtown	0	Central	0
8	Ingleside	3	South Central	4	Central	0	Central	0	Mission	0
9	Outer Sunset	3	Bernal Heights	3	Mission	0	Mission	0	South of Market	0
10	Central	2	Marina	2	South of Market	0	South Bayshore	0	South Bayshore	0
11	Buena Vista	1	Central	2	Bernal Heights	0	Bernal Heights	0	Bernal Heights	0
12	Marina	0	Ingleside	2	South Central	0	South Central	0	South Central	0
13	Downtown	0	Downtown	0	Ingleside	0	Ingleside	0	Ingleside	0
14	Mission	0	Inner Sunset	0	Inner Sunset	0	Inner Sunset	0	Inner Sunset	0
15	South of Market	0	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0
Total		60		375		250		89		0

DISTRICT HIGHLIGHTS

Net Change

In 1974 all but three planning districts, Buena Vista, Downtown and South Bayshore showed a net gain in housing units. Net losses in Buena Vista and South Bayshore were 33 and 202 units respectively. The net loss in South Bayshore reflects demolition activity in the Hunter's Point Redevelopment Project area. In Downtown, no change occurred in the number of units. Leading all districts in the net increase in units was Western Addition. These units reflect completions of such projects as the Freedom West complex and others now coming into the housing inventory. The Marina also had a sizable net increase, the result of a privately sponsored project. In the South of Market area, a housing project sponsored by the Salvation Army accounted for a net gain of 243 units. The units are primarily intended to house elderly persons displaced by the Yerba Buena Center development. These four districts combined accounted for eighty percent of the total net gain in the city. Smaller though substantial increases occurred in the Central, Ingleside and Richmond Districts. In the Mission and Bernal Heights Districts, the gains were negligible.

Housing Unit Completions

In 1974, the Western Addition accounted for 1,077 units completed, the largest share of any of the city's fifteen districts. Marina, in next place, had about a quarter as many units completed, 276 or 11 percent of the city's total. South of Market, Inner Sunset, Central, Richmond and Ingleside contained nearly a quarter of the balance of completed units. Small gains were recorded in the rest of the city's planning districts, except for the Downtown area in which no activity was reported for 1974.

In the Western Addition, completions were heaviest in ten- or more unit structures, though that district was also third in single-family units. These units are of the town house type. Highest in the single-family category was the South Central District, in which a large number of standard single-family homes were finished in 1974. A concentration of low-density (2 to 4 unit) apartment structures occurred in the Richmond District, while 5 to 9 unit buildings, small in total number, were more evenly distributed throughout nine of the Districts. The low- and medium-density structures, which were a major category of completed units in the early to mid-1960's in 1974 comprised only 302 units, compared with 303 single-family unit completions.

DISTRICT HEADINGS

Housing Change

In 1974 all but three planning districts. Bruma Theatre Downtown and South Hopkinsville showed a net gain in housing units, but losses in Pruma Plaza and Tennis Gardens were 31 and 207 units respectively. The most South Hopkinsville Tallcrest demolition activity in the Tuscola's Point redevelopment project area. In locations, no change occurred in the number of units. Leaving all districts in the net increase in units was Western Hopkinsville which reflect completions of such projects as the Fountain West complexes and nearly 200 single and attached units. During the period also had a sizable net increase, the result of a privately sponsored project. In the South of Tarbell area, a housing project sponsored by the Fairmeadow Corp accounted for a net gain of 143 units. The units are primarily intended to house elderly persons at prices by the Lakes Tuscola Improvement. These Pine districts experienced economic for slightly gain of the second net in the city. Despite strong industrial increases occurred in the Central, Industrial and Eastside districts. In the mission and Bernet Heights districts, the gains were negligible.

Housing Unit Completions

In 1974, the Tuscola Authority announced for 1,077 units completed, the largest share of any of the city's fifteen districts. In most places, but about a quarter as many units were started, 774 as it permits of the city's total. Three of these, Tower Twenty, Central, Bighead and Eastside accounted nearly a quarter of the balance of completed units. Small gains were recorded in the rest of the city's planning districts, except the two Downtown areas in which no activity was reported for 1974.

In the Western Section, completions were heaviest in terms of multi-family units. Though five districts was also third in single-family units. Three units are of the same house type. Eighty-six of the single-family units in the South Central District. Twenty-eight in 1974. A concentration of low-density in the Bighead District. A single structure occurred in the Eastwood District. While 1 to 4 unit buildings, small in total number, have made nearly fifteen percent gain of the Districts. The low- and medium-density structures; while there a major category of completed units in the early to mid-1960's in 1974 comprised only 307 units, compared with 601 single-family unit completions.

Higher-density structures of ten or more units, heavily concentrated in Redevelopment Project areas, particularly the Western Addition, have preempted the place previously held by smaller buildings. This appears to illustrate the difficulties of the small contractor in San Francisco. The smaller apartment building, easy to construct and easily financed in better times, has fallen victim to inflation and credit restrictions, giving way to single-family homes or to large projects whose financial base is broader.

The distribution of units by bedroom type reveals that in all but studio units (units consisting of a single room, but with complete kitchen and bathing facilities) the Western Addition was foremost. With the heaviest concentration in one-bedroom units (529), this district had 40 percent of the city's total in that category, nearly two-thirds of the total number of two-bedroom units and nearly a third of the three bedroom units. Two other districts, the Marina and South of Market, contained the bulk of studio units for the city. As previously mentioned, the Marina development was a private venture; South of Market completions represent subsidized housing for the elderly. One- and two-bedroom units, predominantly in apartment houses and in condominiums, were found in a number of districts throughout the city. Three-bedroom units were largely confined to those areas in which (apart from redevelopment) the privately developed single-family home was the principal structure. Thus Ingleside (the Lake Merced Hills development) and South Central were the location of the larger, family-oriented units containing three or more bedrooms.

Demolition

In 1974, the districts most affected by demolition activity were the Western Addition and South Bayshore. More than three-quarters of all the units eliminated in 1974 had been located in these two areas. The remaining 175 units were distributed throughout the city. All districts except Downtown experienced minor losses. In all, demolitions occurring outside the districts affected by redevelopment were about half of the 1973 total, which, in turn, represented a decrease from prior years. No distinctive pattern can be discerned in the losses of units from other than redevelopment project areas. In the years since 1968, demolition of structures by private market forces has followed a random pattern. Considering the city's total inventory, the loss is miniscule (one-half of one percent) and hardly represents what might be expected in terms of replacement of structures no longer physically viable.

high-density structures of the 20's and 30's, mostly concentrated in Redevelopment Project areas, particularly the Western Addition, have preempted the plans previously held by smaller developers. This appears to illustrate the difficulties of the small contractor in San Francisco. The larger property owning, easy to construct and easily financed in better times, has little ability to initiation and create projects, giving way to single-family homes or to large projects whose financial base is broader.

The distribution of units by bedroom type reveals that in all but studio units (units consisting of a single room, but with complete kitchen and bathing facilities) the Western Addition was favored. With the heaviest concentration in one-bedroom units (1971, this district had 40 percent of the city's total in that category, nearly two-thirds of the total number of one-bedroom units and nearly a third of the three bedroom units. Two other districts, the Marina and South of Market, contained the bulk of studio units for the city. As previously mentioned, the Marina development was a private venture, built of rental condominiums exclusively for the elderly. Conversions and one-bedroom units, predominantly in apartments built in condominiums, are found in a number of districts throughout the city. Three-bedroom units were largely confined to those areas in which (apart from redevelopment) the relatively developed single-family home was the principal structure. Thus industrial (and less imposed utility development) and single central work the location of the income, family-related with combining these or most occupied.

Demolition

In 1971, the districts were affected by demolition activity were the Western Addition and South Embarcadero. Such long-operating of all the units eliminated in 1971 had been located in these two areas. The remaining 171 units were distributed throughout the city. All districts except Downtown experienced minor losses. In all, demolition accounted for the 1971 decline in total units. Replacement by redevelopment was about half of the 1971 total units, in turn, represented a decrease from prior years. Replacement activity can be discerned in the losses of units from other public redevelopment areas. In its years of operation, demolition of structures by private means (fire, collapse, etc.) has been minimal. Considering the city's total existing stock, the loss is minuscule (one-half of one percent) and probably could easily be expected in terms of replacement of structures no longer physically usable.

C O N C L U S I O N S

Since 1969 this report has commented upon two aspects of the San Francisco housing inventory. The total inventory changes only slightly in any given year, and changes that do occur are, in part, the result of Federal programs. These observations continue to hold true for 1974. The housing inventory, whose base exceeds a total of 300,000 units, was very little altered by the net addition of 1,680 units. The composition of the stock -- single- and multi-family units -- remained essentially the same as it was counted in 1970, which in turn was little altered from the 1960 figures. The completion of certain redevelopment projects brought a significant number of new units into the housing market, replacing many units which had been demolished to make way for them. In 1974, 55 percent of the units completed were located in redevelopment project areas.

The housing policies of the City are now reflecting a view that housing is a durable resource which can, with appropriate programs, be preserved, and that where it is feasible to do so it is better to preserve existing housing and enhance its surroundings than to undertake costly and disruptive programs to build anew. The newly enacted Rehabilitation Assistance Program and the direction taken in the Community Development block grant applications are affirmations of these policies.

Incremental changes will continue to occur in the housing stock of the city. However, barring a major disaster, the existing stock, most of it more than thirty years old, will continue to serve the needs of its occupants. How well the inventory will serve the needs of the city will depend upon the success of those programs intended to maintain the quality of the stock and to enhance its surrounding environment.

C O N C L U S I O N S

A P P E N D I X

APPENDIX TABLE A

Net Change by Census Tract and Structure Type
San Francisco, 1974

Census Tract	Number of Structures and Units															
	Single-Family		2		3		4		5-9		10-19		20 or More		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
City Total	243	243	-24	-48	-26	-78	-18	-72	-19	-125	30	384	18	1376	204	1680
101			-1	-2					1	8					0	6
102	-1	-1													-1	-1
103					1	3									1	3
104	-2	-2							1	6					-1	4
106													1	45	1	45
108									-1	-5					-1	-5
109							1	4							1	4
110							-1	-4							-1	-4
111	-1	-1							2	15					1	14
113	-1	-1	-1	-2					-2	-13					-4	-16
128	2	2													2	2
129			-1	-2					2	16					1	14
130											1	12			1	12
132	1	1											1	221	2	222
133	1	1	-1	-2											0	-1
134													1	24	1	24
135											-1	-18			-1	-18
151									-2	-13	-1	-15			-3	-28
152	-1	-1			-2	-6			-2	-14	1	12	1	24	-3	15
154	-1	-1							1	6					0	5
155	-4	-4	-9	-18	-6	-18	-1	-4	-3	-21			3	45	-20	80
156	-1	-1													-1	-1
157							0	0							0	0
158	-6	-6	-9	-18	-9	-27	-7	-28	-2	-11	-1	-12	1	7	-33	-5
159			-3	-6	-5	-15			-5	-29					-13	-50
160			-2	-4	-4	-12	-1	-4	-3	-18					-10	-38
161	68	68	-2	-4	-4	-12	-3	-12	-2	-13	25	302	2	397	84	726
163	-1	-1			-1	-3			-2	-15					-4	-19
164	-2	-2	-1	-2			-1	-4							-4	-8
165									1	8					1	8
167											-1	-11			-1	-11
168	-1	-1	-2	-4			-1	-4			-1	-11			-5	-20
169									1	6					1	6
170					-1	-3									-1	-3
171									-1	-5					-1	-5
178							-1	-4			-1	-12	1	258	+1	242
180			-1	-2											-1	-2
202					-1	-3									-1	-3
203									1	8					1	8
204	1	1	3	6					1	7	2	29			7	43
206	-1	-1	2	4											1	3
207			1	2											1	2
208											1	19			1	19
209							-1	-4							-1	-4
211	1	1													1	1
212	-1	-1													-1	-1
213			1	2											1	2
215							2	8							2	8
216							2	8			2	32			4	40
217	25	25													25	25
218	1	1	-1	-2											0	-1
227					1	3									1	3
228			-1	-2			-1	-4							-2	-6
231					-1	-3	-26	-104	-12	-93					-39	-200
232	-1	-1													-1	-1
234	-1	-1													-1	-1
251	5	5													5	5

APPENDIX TABLE A

Net Change by Census Tract and Structure Type
San Francisco, 1974

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5-9		10-19		20 or More		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
252	1	1	1	2	-1	-3									1	0
253	0	0													0	0
254	-1	-1													-1	-1
255	3	3													3	3
256	43	43													43	43
257	1	1	1	2											2	3
258	1	1													1	1
259	16	16													16	16
260	5	5													5	5
262	-2	-2	-2	-4											-4	-6
263	0	0													0	0
264	5	5													5	5
301											1	16	1	21	2	37
302	-1	-1			1	3			2	12	1	14	3	75	6	103
303	16	16					2	8							18	24
304	9	9													9	9
305	1	1													1	1
306	1	1													1	1
307	8	8													8	8
309	1	1													1	1
311	-1	-1	-1	-2											-2	-3
312	-1	-1	1	2	1	3									1	4
314	3	3													3	3
326	-3	-3					1	4							-2	1
327									1	6					1	6
328							1	4							1	4
352	3	3					2	8			2	27			7	38
353									1	5					1	5
354							1	4	1	8					2	12
401			2	4			0	0							2	4
402			1	2	1	3	2	8							4	13
426							4	16							4	16
427	-3	-3	-1	-2	1	3	1	4							-2	2
428	1	1													1	1
451													1	21	1	21
452							2	8							2	8
476							1	4							1	4
477	-2	-2			1	3	4	16							3	17
478			2	4	1	3			1	8					4	15
479					1	3			1	6					2	9
604	60	60											2	48	62	108

APPENDIX TABLE B

Housing Units Certified Complete by Census Tract and Structure Type
San Francisco, 1974

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5-9		10-19		20 or More		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
City Total	303	303	15	30	9	27	30	120	18	125	37	473	18	1376	430	2454
101									1	8					1	8
103					1	3									1	3
104									1	6					1	6
106													1	45	1	45
109							1	4							1	4
111									2	15					2	15
128	2	2													2	2
129									2	16					2	16
130											1	12			1	12
132	1	1											1	221	2	222
133	1	1													1	1
134													1	24	1	24
152											1	12	1	24	2	36
154									1	6					1	6
155													3	145	3	145
157							3	12							3	12
158													1	97	1	97
161	70	70									26	312	2	397	98	779
165									1	8					1	8
169									1	6					1	6
178													1	258	1	258
203									1	8					1	8
204	1	1	3	6					1	7	2	29			7	43
206			2	4											2	4
207			1	2											1	2
208											1	19			1	19
211	1	1													1	1
213			1	2											1	2
215							2	8							2	8
216							2	8			2	32			4	40
217	25	25													25	25
218	1	1													1	1
227					1	3									1	3
234	1	1													1	1
251	6	6													6	6
252	2	2	1	2											3	4
253	1	1													1	1
255	3	3													3	3
256	45	45													45	45
257	2	2	1	2											3	4
258	2	2													2	2
259	17	17													17	17
260	7	7													7	7
263	1	1													1	1
264	7	7													7	7
301											1	16	1	21	2	37
302					1	3			2	12	1	14	3	75	7	104
303	19	19					2	8							21	27
304	9	9													9	9
305	1	1													1	1
306	1	1													1	1
307	8	8													8	8
309	1	1													1	1
312			1	2	1	3									2	5
314	4	4													4	4
326							1	4							1	4
327									1	6					1	6
328							1	4							1	4
352	3	3					2	8			2	27			7	38
353									1	5					1	5
354							1	4	1	8					2	12
401			2	4			1	4							3	8
402			1	2	1	3	2	8							4	13
426							4	16							4	16
427					1	3	1	4							2	7
428	1	1													1	1
451													1	21	1	21
452							2	8							2	8
476							1	4							1	4
477					1	3	4	16							5	19
478			2	4	1	3			1	8					4	15
479					1	3			1	6					2	9
604	60	60											2	48	62	108

APPENDIX TABLE C

Demolition by Census Tract and Structure Type
San Francisco, 1974

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5-9		10-19		20 or More		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
City Total	60	60	39	78	35	105	48	192	37	250	7	89	0	0	226	774
101			1	2											1	2
102	1	1													1	1
104	2	2													2	2
108									1	5					1	5
110							1	4							1	4
111	1	1													1	1
113	1	1	1	2					2	13					4	16
129			1	2											1	2
133			1	2											1	2
135											1	18			1	18
151									2	13	1	15			3	28
152	1	1			2	6			2	14					5	21
154	1	1													1	1
155	4	4	9	18	6	18	1	4	3	21					23	65
156	1	1													1	1
157							3	12							3	12
158	6	6	9	18	9	27	7	28	2	11	1	12			34	102
159			3	6	5	15			5	29					13	50
160			2	4	4	12	1	4	3	18					10	38
161	2	2	2	4	4	12	3	12	2	13	1	10			14	53
163	1	1			1	3			2	15					4	19
164	2	2	1	2			1	4							4	8
167											1	11			1	11
168	1	1	2	4			1	4			1	11			5	20
170					1	3									1	3
171									1	5					1	5
178							1	4			1	12			2	16
180			1	2											1	2
202					1	3									1	3
206	1	1													1	1
209							1	4							1	4
212	1	1													1	1
218			1	2											1	2
228			1	2			1	4							2	6
231					1	3	26	104	12	93					39	200
232	1	1													1	1
234	2	2													2	2
251	1	1													1	1
252	1	1			1	3									2	4
253	1	1													1	1
254	1	1													1	1
256	2	2													2	2
257	1	1													1	1
258	1	1													1	1
259	1	1													1	1
260	2	2													2	2
262	2	2	2	4											4	6
263	1	1													1	1
264	2	2													2	2
302	1	1													1	1
303	3	3													3	3
311	1	1	1	2											2	3
312	1	1													1	1
314	1	1													1	1
326	3	3													3	3
401							1	4							1	4
427	3	3	1	2											4	5
477	2	2													2	2

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This report was written by Mr. M.F. Groat, Planner IV. Data for it was collected and tabulated by Mr. Ed Green, Planner I, and Ms. Pat Watson, Planner I under the direction of Mrs. Moira So, Planner III. Graphics were executed by Ms. Jean Cody. Ms. Eda Kavin designed the cover; Mr. Frank Hendricks supervised the production of the graphic material, Ms. Nancy Bang typed the report.

CITY AND COUNTY OF SAN FRANCISCO

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CHANGES IN THE SAN FRANCISCO HOUSING INVENTORY

SAN FRANCISCO DEPARTMENT OF CITY PLANNING ·:· 1976

C H A N G E S I N T H E S A N F R A N C I S C O

H O U S I N G I N V E N T O R Y

1 9 7 5

SAN FRANCISCO DEPARTMENT OF CITY PLANNING, MAY 1976

P R E F A C E

This report, the tenth in a series which began in 1967, reports on the changes that occurred in the City's housing stock during 1975 with respect to buildings added to the inventory (new construction) and buildings removed from it (demolitions). Based on permits filed with the Bureau of Building Inspection, it represents "hard" data about housing which can be inexpensively and regularly maintained by the staff of the Department. This information is supplemented by research into other records to produce the facts contained in the report.

The report is extensively used by governmental agencies such as the Department of Housing and Urban Development, the State Department of Finance: Population Research Unit, the Bureau of the Census, numerous local and regional organizations, neighborhood groups, and private citizens as a means to determine the nature of and trends in the housing stock of San Francisco.

Commenced in the years immediately following the San Francisco Community Renewal Program, it has been a primary means for monitoring progress towards housing goals in the City. Because its tables have been kept uniform in format, it is possible to measure the changes that have occurred in the City's housing stock since 1960, the first year for which information was recorded. This uniformity also enables the preparation of the tables by computer.

Sources of Information for the Report

The principal sources of information for this report are records kept by the Central Permit Bureau of the Bureau of Building Inspection, Department of Public Works. The two documents mainly used are Certificates of Final Completion and Demolition Permits. The former are the source of information for new construction in place; the latter for housing units removed.

The information about the housing stock is derived principally from the records of the Department of Public Works. The number of bedrooms of the completed units is also reported. This information has been compiled by the Department of City Planning from plans of buildings submitted with applications for building permits. In a number of cases, further research was necessary in the files of the Assessor's Office.

It should be also noted that not all structures completed in 1975 were certified so by the Department of Public Works. Minor unsatisfactory conditions in new structures may delay the Department of Public Works from issuing a Certificate of Final Completion, from which the Department of City Planning records the number of new completions. In these situations, the Department of Public Works may issue a Temporary Certificate of Occupancy to permit residents to live in the structure. In order to report the annual housing change consistently, units completed and issued a Temporary Certificate of Occupancy are not included in the present Housing Inventory Report but will appear in the year in which the Certificates of Final Completion are issued.

The format of all the reports in this series has been kept uniform, making it possible to make direct comparisons with the annual series back to 1967 and with the information contained in the report covering the period 1960-1966.

Certificates of Final Completion are filed by Building Inspectors when they certify that a building has been completed in compliance with the Building Code of the City. Unlike the building permit, this record is a firm indication that the structure has been built and that the units are, in fact, available for occupancy.

Demolition Permits are applied for at the Central Permit Bureau, usually by contractors removing the structure. Since the application is made by persons not always familiar with the interior arrangements of the building, the information about the units contained is frequently incomplete or in error. This requires additional research by the staff of the Department of City Planning who use a variety of records to establish as accurately as possible the number of units which existed in the demolished structure. It would be desirable to have additional data on the number of rooms, age of structure, nature of the previous occupancy, etc., but this information is not available.

C O N T E N T S

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A Note of Sources: Unless otherwise specified, all tables in this report are based on information from Department of Public Works records collected by the Department of City Planning.

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A P P E N D I X T A B L E S

A Net Change by Census Tract and Structure Type San Francisco, 1975

B Housing Units Certified Complete by Census Tract and Structure Type, San Francisco, 1975

C Demolition by Census Tract and Structure Type, San Francisco, 1975

S U M M A R Y

1. Certification of 2,495 units completed made 1975 the year in which more units were added to the stock than in any year since the mid 1960's. The gain was offset by 439 units removed from the stock through demolition making a net gain of 2,056 units.

2. Of the units added to the stock, the majority were in twenty or more unit complexes (1,541 units or nearly 62%). In recent years, these large complexes have assumed a horizontal rather than vertical character, and in form resembling duplexes and flats in contrast to the high rise buildings of earlier years. Though by comparison their numbers were not great, the 264 single family structures recorded in 1975 were a significant increase in that category from previous years. However, with estimated construction costs in the $35,000 and up range, the units, many located in the southern central part of the City would be available primarily to families with an annual income of $25,000 or more.

3. Nearly forty two percent of the units completed in 1975 were one bedroom units and 17 percent were studio units. Of the balance, three or more bedroom units, found primarily in single family homes and in projects in Redevelopment areas were 16 percent of the whole and two bedroom units about 19 percent. Thus, the completions in 1975 continued a trend towards the construction of smaller units, caused in part by inflation and in part as a response to a market for them.

4. The number of units demolished in 1975, 439, declined appreciably from the 774 in 1974 and the 925 in 1973. Although approximately two-thirds of the units removed were in Redevelopment project areas, there was little displacement in 1975, since most units had been designated for removal and vacated long prior to their demolition. Of the 296 removed through public action 256 were temporary public housing structures in the South Bayshore district.

5. Sixteen hotels, containing 1215 guest rooms were demolished in 1975. Of these, five were located in the Yerba Buena project area (740 rooms) and three in the Western Addition A2 project (120 rooms). In all only 99 households, largely single persons, required relocation from the affected build-

ings. Three structures, with a total of 162 rooms, were demolished by private action.

6. Nearly two-thirds of all housing units completed were found in three districts: Ingleside (833 units; 33.4%); Central (389 units; 15.6%); Western Addition (383 units; 15.6%). These completions occurred in large developments. By contrast, a 166 units of single family housing were completed in a number of smaller projects in the South Central District, most of which were in the three or more bedroom category.

1975 Changes in the Housing Inventory Report

S A N F R A N C I S C O

H O U S I N G P R O F I L E, 1 9 7 5

Net Change

The net addition to the City's housing stock in 1975 consisted of 2,056 dwelling units and 326 structures. As in previous years, the largest number of structures were single family dwellings; the largest number of units were to be found in twenty or more unit structures. Unlike the recent past, there was a net gain rather than a net loss of structures. During the last few years, lower density structures (generally from two to nine unit buildings) suffered losses. In 1975, all classes of structures experienced net gains.

TABLE 1

Net Change in Housing Structures and Units, 1975

Structure Type (No. of Units)	No. of Structures	No. of Units
Single Family	235	235
Two Family	38	76
Three Family	5	15
Four Family	2	8
5-9 Family	3	18
10-19 Family	20	263
20 or More	23	1441
Total	326	2056

The net gain in 1975 of 2,056 units and 326 structures exceeded that of 1974, (1,680 units and 204 structures) and thus became one of the largest net additions to the stock since the mid-1960's. The effect of the addition on the total stock of the City left the share by structure type relatively unchanged, as shown in Table 2.

TABLE 2

San Francisco Housing Stock, December 1975

Structure Type (No. of Units)	No. of Units	PerCent
Single Family	103262	32.6
Two Family	40042	12.7
3 to 4 Family	32173	10.2
5 to 9 Family	33946	10.7
10 or More	107054	33.8
Total	316477	100.0

Given the fact that San Francisco is a mature city with a long established stock of housing, the slight impact on the figures is not surprising. The composition of the City's stock, with a majority of units in the multi-family category, has not changed greatly during the past twenty years.

However, incremental changes in the stock, the small additions and removals relative to the whole, are nonetheless an important means for maintaining the level of housing quality. New additions reflect changes in tastes and building technology; removals often affect those units in the stock which have passed a certain threshold of economically feasible maintenance or re-

habilitation. To this generalization, there are exceptions, cases in which sound housing has been removed to make way for other uses. However, in recent years the policy of the City has been and is the conservation and maintenance of its existing sound housing stock. The result of policies such as interim zoning controls, has been to reduce the number of sound housing units removed from the stock for solely economic reasons.

Analysis of the information by district reveals that three fourths of the net additions to the City's housing stock occurred in three districts: Ingleside, Central, and Western Addition. In the Ingleside district, the 830 new units were concentrated principally in the Lake Merced Area and consisted of rental and condominium units. The gains in the Central and Western Addition areas occurred in the two Redevelopment Project Areas, Diamond Heights and Western Addition II respectively. In the latter, completions were offset by continued demolitions as more of the area is prepared for new development. The remaining one fourth of the units added to the stock was concentrated principally in four districts; South Central, Inner Sunset, Marina, and Northeast. Net losses were sustained in the South of Market and South Bayshore Districts. Those in the South Bayshore consisted almost entirely of the temporary public housing units on Hunter's Point Ridge scheduled to be removed to make way for new housing development. Although the number removed was large, there was no dislocation of households since most of the units had been vacated long before their demolition. In the Downtown area, no housing units were removed and none added, nor were any residential hotels reported demolished.

Housing Units Certified Complete

In 1975, as in 1974, the certification of completed units surpassed the performance of recent years. Since 1960, the beginning of this statistical series, the average annual number of housing units completed has been 2,370 units. This figure is strongly influenced by unusually high production in the mid 1960's when available credit for building coupled with other incentives to produce the low-density frame apartment house favored by builders of that time. The current level of production is remarkable, by San Francisco standards, for the number of units being completed during lean housing years, and for the type. In part, the volume may be explained by the duration from start to completion of larger projects, especially those in redevelopment areas. Completions this year relect a strong emphasis, on single family homes and town house developments.

TABLE 3

Housing Units Certified Complete, 1975
by Structure Type

Structure Type	...Structures... Number	PerCent	.....Units..... Number	PerCent
Single Family	264	63.0	264	10.6
Two Family	55	13.1	110	4.4
Three Family	14	3.3	42	1.7
Four Family	15	3.6	60	2.4
5-9 Family	23	5.5	164	6.6
10-19 Family	24	5.7	314	12.6
20 or More	24	5.7	1541	61.8
Total	419	100.0	2495	100.0

The bulk of building development is found in complexes of twenty or more units. Although the term structure is used to describe such arrangements, in recent years the structure tends to be a horizontal rather than vertical development. Thus, in the twenty or more unit category will fall dwellings that more nearly resemble townhouses, duplexes, or flats than multistoried buildings. While it is not possible to determine the precise configuration of the buildings from permit data available for this study, other indicators show that the majority of large complexes recently built are of this nature.

Three districts captured nearly tow thirds of all the units completed in 1975. They were: Ingleside (833 units, 33.4%); Central (389 units, 15.6%); and Western Addition (388 units, 15.6%). The distinguishing characteristic of these three was that the units were clustered in major developments. In the Ingleside District 720 units were certified in the development on John Muir Drive. These units contained 258 studio, 374 one bedroom and 88 two bedroom units, and were primarily oriented to adult single persons or couples without children. Most of the remaining 833 units completed in the district were townhouse and condominia consisting of

two bedroom units in the Lake Merced Heights development. In the Central and Western Addition districts, the major additions to the stock were located in redevelopment projects. Most of the additions in the Diamond Heights project were one bedroom units in market rate housing. In the Western Addition, completion of a number of units in the Nihon Machi complex accounted for a major share of units. A number of the units were smaller, designed for the elderly. Together with units completed in the Ammel Park project they contributed to the share of moderate priced housing sponsored under section 236.

The most surprising addition to the housing stock, however, was made in the South Central District. Here 166 units of single family housing were completed, most of which were in the three or more bedroom category. These were not inexpensive units, construction costs falling mostly in the range from $35,000 to $45,000 for most units. All of this housing was of the conventional single family variety, ranging from the row house to the free standing dwelling. While often constructed in quantities of ten or more units, it could not be described as a development complex as were units in the districts previously discussed. Rather, individual contractors turned from the more expensive sites in the northern portion of the city to an area previously neglected. Here they could find lots on which they could afford to build single family housing as "infill" development. Financing could be procured for this kind of housing and a market for it still exists. Given the basic costs of construction and land, these units cannot be considered to serve a need for moderate priced single family hones. Single family housing figured in other districts of the City as well, primarily in the Ingleside district and in the Inner Sunset. In all cases, these units were built as the opportunity offered, and in most cases, they were expensive single family housing.

Number of Bedrooms

Units completed in 1975 again demonstrate a continuing tendency to construct smaller units. Despite the 396 units having three or more bedrooms, more than half of the units (1,459) contained at most one bedroom. The tendency to smaller units reflects two major considerations. The first is an economic one. Inflationary building costs tend to put pressure on the size of the units constructed, and builders respond with a mix favoring smaller units. The second factor, however, is the market which is dictated by both economic and demographic forces. In San Francisco, there has been a sharp decline in

household size during recent years. This accounts for the fact that although population declined from 1960 to 1970 (740,315 to 715,674) the number of occupied households increased from 291,975 to 295,174. Given the general population trends for the United States, it appears that the trend towards smaller household size will continue, and that places like San Francisco will continue to attract single adults and childless couples in the years to come.

TABLE 4

Housing Units Certified Complete, 1975
by Number of Bedrooms

Unit Type	Number of Units	PerCent
Studio	414	16.6
One Bedroom	1045	41.9
Two Bedrooms	477	19.1
Three or More Bedrooms	396	15.9
Bedrooms not Known	163	6.5
Total	2495	100.0

Contribution of Public Action to Housing Completion

The total estimated cost of construction put in place in 1975 is $57,938,601. This figure does not include the costs of land acquisition, financing charges, and other costs related to building nor does it include profits of development. In 1975, the private market dominated the share of construction costs, at 45 million dollars or 78% of the total value. Activity in Redevelopment project areas was confined to the Western Addition and Diamond Heights areas. No new public housing was completed. It is expected that Hunter's Point, temporarily delayed by the Federal housing moratorium imposed during the Nixon administration, will be coming into the marketplace in 1976 and 1977. In addition, there should continue to be a number of completions in the Western Addition A2 project area as the project is brought to completion.

TABLE 5

Housing Completion by Public and Private Actions, 1975

	Number of Units	PerCent	Estimated $ Costs	PerCent
Private Action	1853	74	45024941	78
Public Action	642	26	12913660	22
Redevelopment Areas	642	26	12913660	22
Western Addition A-2	344)	14)	6048751)	10)
Yerba Buena Center	0)	0)	0)	0)
Diamond Heights	298)	12)	6864909)	12)
Hunters Point	0)	0)	0)	0)
Public Housing	0	0	0	0
City Total	2495	100	57938601	100

San Francisco and the Bay Area

For the Bay Area and for San Francisco, permits applied for in 1975 continue to reflect the depressed state of the housing market. Most affected in rest of the Bay Area by the uncertainties of the economic situation has been the multi-family market, which declined sharply from 19,794 units in 1973 to 7,664 units in 1974 and yet further in 1975 to 5,865 units. In San Francisco, the figures for the three years respectively have been 3,856, 1,163 and 866, which, relatively speaking, has been a rate of decline than for the rest of the Bay Area.

TABLE 6

San Francisco Bay Area

Number of Housing Units Authorized
by building permits, 1975

County	Single Family	Multi Family	Total	Estimated Cost *	% Single Family of Total
Alameda	2655	817	3472	3472.0	76.5
Contra Costa	3797	517	4314	4314.0	88.0
Marin	759	389	1148	1148.0	66.1
Napa	504	162	666	666.0	75.7
San Francisco	276	866	1142	1142.0	24.2
San Mateo	1323	609	1932	1932.0	68.5
Santa Clara	5700	2254	7954	7954.0	71.7
Solano	1972	495	2467	2467.0	79.9
Sonoma	2231	622	2853	2853.0	78.2
Total	19217	6731	25948	25948.0	74.1

* Estimated cost in thousands of dollars

Source: 'Construction Reports', Real Estate Research Council of Northern California & Security Pacific Bank

Although the multi family market has suffered a sharp reverse in the past two years, single family housing continues in a relatively strong position. One explanation offered for this, particularly in San Francisco, where the trend is better than it has been in recent years, is that in these difficult times, the single family house permits contractors to "break even" and hold out until better times. Without these projects, it would be difficult for the industry to survive the economic slump of recent years.

TABLE 7

Housing Units Authorized by Building Permit
San Francisco and the Bay Area, 1970 - 1975

	1975	1974	1973	1972	1971	1970
Total Bay Area	25948	26116	48594	61000	67157	48691
Total Bay Area Minus San Francisco	24806	24730	44444	57561	63543	46920
Total San Francisco	1142	1386	4150	3439	3614	1771
Multi Family Bay Area minus San Francisco	5865	7664	19794	27352	32902	28573
Multi Family San Francisco	866	1163	3865	3270	3439	1627
Single Family Bay Area minus San Francisco	18941	17066	24650	30209	30641	18347
Single Family San Francisco	276	223	285	169	175	144

Source: 'Construction Reports', 1970 - 1975
San Francisco Bay Area, Dept. of Commerce, Real Estate Research Council of Northern Calif. & Security Pacific Bar

Demolition

In 1975, 439 units in 93 structures were recorded demolished. Two thirds of the demolition occurred in five or more unit structures. The recorded demolitions represent the smallest number removed from stock since 1966.

TABLE 8

Housing Unit Demolitions, 1975
by Structure Type

Structure Type	...Structures... Number	PerCent	.....Units..... Number	PerCent
Single Family	29	31.2	29	6.6
Two Family	17	18.3	34	7.7
Three Family	9	9.7	27	6.2
Four Family	13	14.0	52	11.8
5-9 Family	20	21.5	146	33.3
10-19 Family	4	4.3	51	11.6
20 or More	1	1.1	100	22.8
Total	93	100.0	439	100.0

Public action, primarily clearance for Redevelopment projects, accounted for two thirds of the demolished units. In the South Bayshore Planning District, 256 units were removed. These units, part of the Hunter's Point ridge temporary public housing, had been vacant and slated for removal for some time. Similarly, vacant units in the Western Addition were removed in preparation for completion of the A-2 project.

Demolition resulting from Public Action has accounted for an average of approximately sixty percent of total demolitions in the past nine years. It is expected that this kind of demolition will decline as the major clearance and redevelopment projects reach completion during the late 'seventies.

TABLE 9

Demolition by Public Action, 1975
by Structure Type

Structure Type	...Structures... Number	PerCent	.....Units..... Number	PerCent
Single Family	1	2.7	1	0.3
Two Family	5	13.5	10	3.4
Three Family	3	8.1	9	3.0
Four Family	8	21.6	32	10.8
5-9 Family	18	48.6	132	44.6
10-19 Family	1	2.7	12	4.1
20 or More	1	2.7	100	33.8
Total	37	100.0	296	100.0

TABLE 10

Share of Demolition Accounted for by Public Action, 1967 - 1975

Year	Total Units Demolished	Demolished as a Result of Public Action	Public Action as PerCent of Total
1975	439	296	67.4
1974	774	575	74.3
1973	925	647	69.9
1972	869	432	49.7
1971	557	205	36.8
1970	730	464	63.6
1969	898	570	63.5
1968	628	439	69.9
1967	523	203	38.8
Total	6343	3831	60.4

In 1975, sixteen hotels were demolished containing 1215 guest rooms. The majority of these came about as a result of public action. Seven hundred forty rooms in five structures were removed in the Yerba Buena Center project and a total of 95 households were displaced, primarily single persons. In the Western Addition area, 4 households were displaced making a total of 99 households displaced from a total of 860 rooms. Comparable data are not available from other sources responsible for demolition.

TABLE 11

Hotel and Lodging-house Rooms Demolished, 1975

No. of Rooms in Building	Public Action			Private Action			Total		
	Str.	Rms.	Units	Str.	Rms.	Units	Str.	Rms.	Units
1-25	2	23	0	0	0	0	2	23	0
26-50	5	193	0	1	28	0	6	221	0
51-75	0	0	0	1	42	0	1	42	0
76-100	2	187	0	1	92	0	3	279	0
100+	4	650	0	0	0	0	4	650	0
Total	13	1053	0	3	162	0	16	1215	0

Planning District Trends, 1968 - 1975

The value of statistics gathered in these reports is enhanced by their cumulative tabulation. Examining the data from 1968 onwards, it is noteworthy the while housing units added to the stock in 1975 amounted to about 19 percent of the total for the period, units removed were approximately 7 percent. Further, on a district by district comparison, it becomes clear that while the heaviest demolition has taken place in the Western Addition, Housing added has begun to balance the scale. Since preparations for clearance are virtually complete there, most activity in the district will consist of adding units. South Bayshore, currently suffereing a deficit, will commence addi-

tion of housing during the next several years, and to some extent, the same will be true of the South of Market project areas. Diamond Heights, a project in which virtually no clearance was necessary has made the largest net contribution to the City's inventory, with private development in the Marina and Ingleside Districts following closely. For the most part, new housing gains and housing lossess have been restricted to a few districts of the City that have had relatively large buildable sites, in part these have been furnished either in redevelopment project areas or in the last remaining undeveloped large parcels such as those found near Lake Merced. In the sixties, much older single family housing was replaced by low density apartment houses, but the incentive for this kind of replacement declined both as a result of economic factors and the passage of the more restrictive density requirements of the 1963 R-3 ordinance change. This tendency has been reinforced by recent rezonings and interim controls, actions that resulted from the concern felt by the residents of many neighborhoods which had felt the impact of higher density housing.

CHANGES IN THE HOUSING INVENTORY BY PLANNING DISTRICT

Analysis of change by area of the city provides a useful insight into the operation of the housing market. The maps which follow are of the 15 planning districts into which the 1970 census tracts have been grouped.

PLANNING DISTRICTS – 1970 CENSUS TRACTS

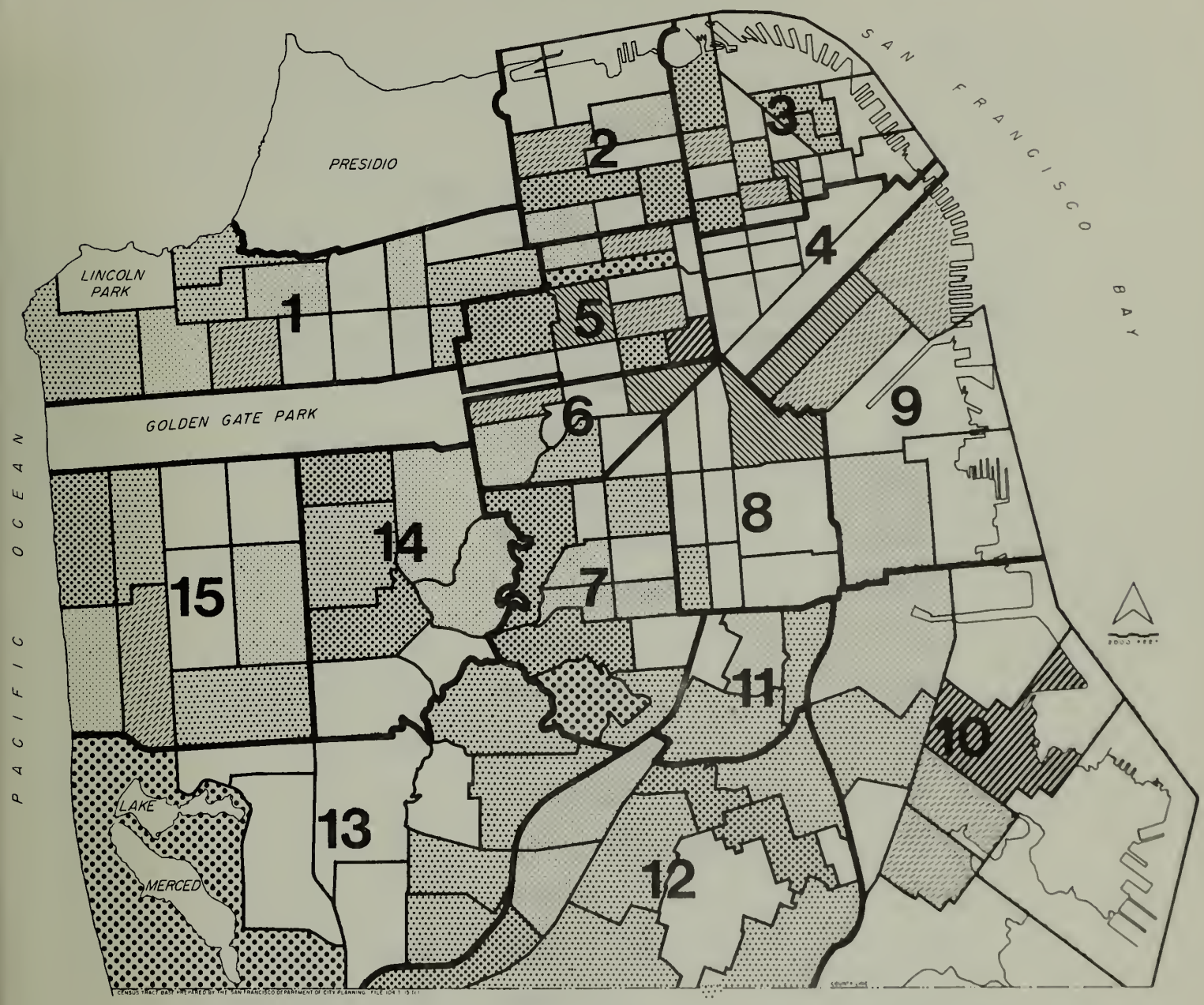
PLANNING DISTRICTS

1. RICHMOND
2. MARINA
3. NORTHEAST
4. DOWNTOWN
5. WESTERN ADDITION
6. BUENA VISTA
7. CENTRAL
8. MISSION
9. SOUTH OF MARKET
10. SOUTH BAYSHORE
11. BERNAL HEIGHTS
12. SOUTH CENTRAL
13. INGLESIDE
14. INNER SUNSET
15. OUTER SUNSET

203 CENSUS TRACTS

SPECIAL AREAS

NET CHANGE IN NUMBER OF HOUSING UNITS · 1975



HOUSING UNITS		NUMBER OF CENSUS TRACTS
	Minus 26 to Minus 254	2
	Minus 6 to Minus 25	5
	Minus 1 to Minus 5	12
	0	67
	Plus 1 to Plus 5	19
	Plus 6 to Plus 25	28
	Plus 26 to Plus 125	14
	Plus 126 to Plus 792	3

DISTRICTS

1 RICHMOND
2 MARINA
3 NORTHEAST
4 DOWNTOWN
5 WESTERN ADDITION
6 BUENA VISTA
7 CENTRAL
8 MISSION
9 SOUTH OF MARKET
10 SOUTH BAYSHORE
11 BERNAL HEIGHTS
12 SOUTH CENTRAL
13 INGLESIDE
14 INNER SUNSET
15 OUTER SUNSET

TABLE 12

Net Change of Housing Units
Districts in Rank Order
San Francisco, 1975

Rank	District Number	Name	Number of Units
1	13	Ingleside	830
2	7	Central	385
3	5	Western Addition	305
4	12	South Central	171
5	14	Inner Sunset	162
6	2	Marina	154
7	3	Northeast	132
8	15	Outer Sunset	86
9	1	Richmond	70
10	11	Bernal Heights	17
11	8	Mission	9
12	6	Buena Vista	3
13	4	Downtown	0
14	9	South of Market	-22
15	10	South Bayshore	-246
Total			2056

TABLE 13

Net Change of Housing Units
Districts in Rank Order by Structure Type
San Francisco, 1975

Rank	Structure Type									
	Single family		2 to 4 Family		5 to 9 Family		10 to 19 Family		20 or more Family	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	South Central	163	Central	46	Richmond	43	Inner Sunset	96	Ingleside	744
2	Inner Sunset	27	Ingleside	32	Outer Sunset	36	Western Addition	54	Central	273
3	Ingleside	26	Richmond	22	Western Addition	29	Central	39	Western Addition	241
4	Central	12	Inner Sunset	22	Northeast	28	Ingleside	28	Marina	146
5	Bernal Heights	7	Bernal Heights	10	Central	15	Northeast	25	Northeast	89
6	Outer Sunset	7	Marina	9	Mission	6	Outer Sunset	12	Inner Sunset	24
7	South Bayshore	5	South Central	8	Marina	0	Richmond	11	Outer Sunset	24
8	Downtown	0	Outer Sunset	7	Downtown	0	Mission	10	Richmond	0
9	Buena Vista	0	Buena Vista	3	Buena Vista	0	Marina	0	Downtown	0
10	Mission	0	Downtown	0	Bernal Heights	0	Downtown	0	Buena Vista	0
11	South of Market	0	Mission	-7	South Central	0	Buena Vista	0	Mission	0
12	Marina	-1	South of Market	-7	Ingleside	0	South of Market	0	South of Market	0
13	Northeast	-1	Northeast	-9	Inner Sunset	-7	Bernal Heights	0	Bernal Heights	0
14	Western Addition	-4	Western Addition	-15	South of Market	-15	South Central	0	South Central	0
15	Richmond	-6	South Bayshore	-22	South Bayshore	-117	South Bayshore	-12	South Bayshore	-100
Totals		235		99		18		263		1441

Source: San Francisco Department of City Planning from Bureau of Building Inspection records

HOUSING UNIT CONSTRUCTION COMPLETIONS · 1975

HOUSING UNITS		NUMBER OF CENSUS TRACTS
	0	82
	1 to 4	19
	5 to 9	15
	10 to 24	15
	25 to 99	13
	100 to 792	4

DISTRICTS

1 RICHMOND
2 MARINA
3 NORTHEAST
4 DOWNTOWN
5 WESTERN ADDITION
6 BUENA VISTA
7 CENTRAL
8 MISSION
9 SOUTH OF MARKET
10 SOUTH BAYSHORE
11 BERNAL HEIGHTS
12 SOUTH CENTRAL
13 INGLESIDE
14 INNER SUNSET
15 OUTER SUNSET

TABLE 14

Housing Units Certified Complete
Districts in Rank Order
San Francisco, 1975

Rank	District Number	and Name	Number of Units	Percent
1	13	Ingleside	833	33.4
2	7	Central	389	15.6
3	5	Western Addition	388	15.6
4	12	South Central	176	7.1
5	14	Inner Sunset	171	6.9
6	2	Marina	155	6.2
7	3	Northeast	146	5.9
8	15	Outer Sunset	93	3.7
9	1	Richmond	83	3.3
10	11	Bernal Heights	18	0.7
11	8	Mission	16	0.6
12	6	Buena Vista	12	0.5
13	10	South Bayshore	10	0.4
14	9	South of Market	5	0.2
15	4	Downtown	0	0.0
Total			2495	

Table 15

Housing Units Completed
Districts in Rank Order by Structure Type
San Francisco, 1975

Rank	Structure Type									
	Single family		2 TO 4 Family		5 TO 9 Family		10 TO 19 Family		20 or more Family	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	South Central	166	Central	49	Richmond	43	Inner Sunset	96	Ingleside	744
2	Ingleside	29	Ingleside	32	Western Addition	36	Western Addition	93	Central	273
3	Inner Sunset	29	Richmond	28	Outer Sunset	36	Central	39	Western Addition	241
4	Central	13	Inner Sunset	22	Northeast	28	Ingleside	28	Marina	146
5	Outer Sunset	10	Western Addition	18	Central	15	Northeast	25	Northeast	89
6	South Bayshore	8	Buena Vista	12	Mission	6	Outer Sunset	12	Inner Sunset	24
7	Bernal Heights	8	Outer Sunset	11	Marina	0	Richmond	11	Outer Sunset	24
8	Richmond	1	Bernal Heights	10	Downtown	0	Mission	10	Richmond	0
9	Marina	0	South Central	10	Buena Vista	0	Marina	0	Downtown	0
10	Northeast	0	Marina	9	South of Market	0	Downtown	0	Buena Vista	0
11	Downtown	0	South of Market	5	South Bayshore	0	Buena Vista	0	Mission	0
12	Western Addition	0	Northeast	4	Bernal Heights	0	South of Market	0	South of Market	0
13	Buena Vista	0	South Bayshore	2	South Central	0	South Bayshore	0	South Bayshore	0
14	Mission	0	Downtown	0	Ingleside	0	Bernal Heights	0	Bernal Heights	0
15	South of Market	0	Mission	0	Inner Sunset	0	South Central	0	South Central	0
Totals		264		212		164		314		1541

Source: San Francisco Department of City Planning from Bureau of Building Inspection records

TABLE 16

Housing Units Completed
Districts in Rank Order of Units by Unit Type
San Francisco, 1975

Rank	Unit Type									
	Studio		One Bedroom		Two Bedrooms		Three Bedrooms		Not Known	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	Ingleside	258	Ingleside	382	Ingleside	156	South Central	154	Marina	43
2	Marina	52	Central	247	Western Addition	102	Western Addition	57	Outer Sunset	43
3	Western Addition	46	Western Addition	183	Central	46	Inner Sunset	38	Northeast	36
4	Central	35	Inner Sunset	82	Northeast	42	Ingleside	37	Central	33
5	Inner Sunset	15	Northeast	60	Inner Sunset	34	Central	28	Richmond	4
6	Bernal Heights	4	Richmond	30	Richmond	32	Marina	27	Inner Sunset	2
7	Northeast	3	Outer Sunset	20	South Central	16	Richmond	17	Bernal Heights	1
8	Buena Vista	1	Marina	18	Outer Sunset	16	Outer Sunset	14	South Central	1
9	Richmond	0	Mission	15	Marina	15	South Bayshore	9	Downtown	0
10	Downtown	0	South Central	5	Bernal Heights	7	Northeast	5	Western Addition	0
11	Mission	0	Buena Vista	1	Buena Vista	6	Bernal Heights	5	Buena Vista	0
12	South of Market	0	South Bayshore	1	South of Market	4	Buena Vista	4	Mission	0
13	South Bayshore	0	Bernal Heights	1	Mission	1	South of Market	1	South of Market	0
14	South Central	0	Downtown	0	Downtown	0	Downtown	0	South Bayshore	0
15	Outer Sunset	0	South of Market	0	South Bayshore	0	Mission	0	Ingleside	0
Totals		414		1045		477		396		163

Source: San Francisco Department of City Planning from Bureau of Building Inspection Records

HOUSING UNIT DEMOLITION · 1975

HOUSING UNITS		NUMBER OF CENSUS TRACTS
	0	110
	1 to 4	27
	5 to 9	5
	10 to 14	3
	20 to 49	2
	50 to 254	1

DISTRICTS

1 RICHMOND
2 MARINA
3 NORTHEAST
4 DOWNTOWN
5 WESTERN ADDITION
6 BUENA VISTA
7 CENTRAL
8 MISSION
9 SOUTH OF MARKET
10 SOUTH BAYSHORE
11 BERNAL HEIGHTS
12 SOUTH CENTRAL
13 INGLESIDE
14 INNER SUNSET
15 OUTER SUNSET

TABLE 17

Housing Units Demolished
Districts in Rank Order
San Francisco, 1975

Rank	District Number	and Name	Number of Units	Percent
1	10	South Bayshore	256	58.3
2	5	Western Addition	83	18.9
3	9	South of Market	27	6.2
4	3	Northeast	14	3.2
5	1	Richmond	13	3.0
6	6	Buena Vista	9	2.1
7	14	Inner Sunset	9	2.1
8	8	Mission	7	1.6
9	15	Outer Sunset	7	1.6
10	12	South Central	5	1.1
11	7	Central	4	0.9
12	13	Ingleside	3	0.7
13	2	Marina	1	0.2
14	11	Bernal Heights	1	0.2
15	4	Downtown	0	0.0
Total			439	

TABLE 18

Housing Units Demolished
Districts in Rank Order by Structure Type
San Francisco, 1975

Rank	Structure Type									
	Single Family		2 to 4 Family		5 TO 9 Family		10 to 19 Family		20 or More Family	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	Richmond	7	Western Addition	33	South Bayshore	117	Western Addition	39	South Bayshore	100
2	Western Addition	4	South Bayshore	24	South of Market	15	South Bayshore	12	Richmond	0
3	South Bayshore	3	Northeast	13	Western Addition	7	Richmond	0	Marina	0
4	South Central	3	South of Market	12	Inner Sunset	7	Marina	0	Northeast	0
5	Ingleside	3	Buena Vista	9	Richmond	0	Northeast	0	Downtown	0
6	Outer Sunset	3	Mission	7	Marina	0	Downtown	0	Western Addition	0
7	Inner Sunset	2	Richmond	6	Northeast	0	Buena Vista	0	Buena Vista	0
8	Marina	1	Outer Sunset	4	Downtown	0	Central	0	Central	0
9	Northeast	1	Central	3	Buena Vista	0	Mission	0	Mission	0
10	Central	1	South Central	2	Central	0	South of Market	0	South of Market	0
11	Bernal Heights	1	Marina	0	Mission	0	Bernal Heights	0	Bernal Heights	0
12	Downtown	0	Downtown	0	Bernal Heights	0	South Central	0	South Central	0
13	Buena Vista	0	Bernal Heights	0	South Central	0	Ingleside	0	Ingleside	0
14	Mission	0	Ingleside	0	Ingleside	0	Inner Sunset	0	Inner Sunset	0
15	South of Market	0	Inner Sunset	0	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0
Totals		29		113		146		51		100

Source: San Francisco Department of City Planning from Bureau of Building Inspection Records

TABLE 19

Planning District Trends, 1968 - 1975

Planning District		Completions Number	%	Demolitions Number	%	Net Change
1	Richmond	1364	10.1	411	7.1	953
2	Marina	1182	8.8	129	2.2	1053
3	Northeast	1235	9.2	320	5.5	915
4	Downtown	197	1.5	18	0.3	179
5	Western Addition	3097	23.0	2934	50.5	163
6	Buena Vista	252	1.9	169	2.9	83
7	Central	2245	16.6	73	1.3	2172
8	Mission	363	2.7	248	4.3	115
9	South of Market	280	2.1	327	5.6	-47
10	South Bayshore	333	2.5	854	14.7	-521
11	Bernal Heights	89	0.7	31	0.5	58
12	South Central	583	4.3	89	1.5	494
13	Ingleside	1058	7.8	44	0.8	1014
14	Inner Sunset	767	5.7	98	1.7	669
15	Outer Sunset	447	3.3	69	1.2	378
	Total	13492	100.0	5814	100.0	7678

Source: Changes in the Housing Inventory 1968 - 1975

A P P E N D I X

APPENDIX TABLE A Part 1

Net Change of Housing Units by Census Tract and Structure Type
San Francisco, 1975

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10-19		20 or more		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
102	0	0	0	0	0	0	1	4	2	12	1	14	2	57	6	87
104	-1	-1	0	0	0	0	0	0	1	7	0	0	0	0	0	6
106	0	0	0	0	0	0	0	0	1	9	0	0	0	0	1	9
108	0	0	-1	-2	0	0	0	0	0	0	1	11	0	0	0	9
109	0	0	-1	-2	0	0	0	0	0	0	0	0	0	0	-1	-2
111	0	0	0	0	0	0	0	0	0	0	0	0	1	32	1	32
112	0	0	0	0	-1	-3	0	0	0	0	0	0	0	0	-1	-3
113	0	0	0	0	-2	-6	0	0	0	0	0	0	0	0	-2	-6
128	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
129	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
131	0	0	0	0	0	0	0	0	0	0	0	0	1	80	1	80
132	0	0	1	2	0	0	0	0	0	0	0	0	2	66	3	68
134	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
152	0	0	-1	-2	0	0	-1	-4	-1	-7	1	12	0	0	-2	-1
153	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
154	0	0	0	0	1	3	0	0	1	5	0	0	0	0	2	8
155	0	0	0	0	0	0	2	8	2	14	5	59	2	175	11	256
156	0	0	0	0	0	0	1	4	2	16	0	0	0	0	3	20
157	-2	-2	-1	-2	0	0	1	4	1	6	0	0	1	20	0	26
158	-1	-1	-2	-4	-2	-6	-1	-4	0	0	0	0	0	0	-6	-15
161	0	0	-1	-2	0	0	0	0	0	0	0	0	0	0	-1	-2
162	-1	-1	-1	-2	0	0	0	0	0	0	-3	-39	0	0	-5	-42
163	0	0	0	0	-1	-3	0	0	2	16	2	22	1	46	4	81
166	0	0	0	0	-1	-3	0	0	0	0	0	0	0	0	-1	-3
168	0	0	-1	-2	0	0	-1	-4	0	0	0	0	0	0	-2	-6
170	0	0	2	4	0	0	1	4	0	0	0	0	0	0	3	8
171	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
177	0	0	0	0	-1	-3	-1	-4	0	0	0	0	0	0	-2	-7
178	0	0	-1	-2	0	0	-1	-4	-2	-15	0	0	0	0	-4	-21
179	0	0	0	0	0	0	-1	-4	0	0	0	0	0	0	-1	-4
180	0	0	-1	-2	0	0	0	0	0	0	0	0	0	0	-1	-2
204	2	2	2	4	0	0	0	0	1	7	1	15	0	0	6	28
206	0	0	0	0	0	0	0	0	0	0	0	0	1	21	1	21
210	0	0	0	0	0	0	0	0	1	6	1	10	0	0	2	16
212	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
213	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
214	0	0	0	0	-1	-3	2	8	0	0	0	0	0	0	1	5
216	0	0	3	6	1	3	0	0	1	8	2	24	0	0	7	41
217	7	7	3	6	1	3	0	0	0	0	0	0	9	252	20	268
218	2	2	1	2	3	9	1	4	0	0	0	0	0	0	7	17
227	0	0	1	2	1	3	0	0	0	0	0	0	0	0	2	5
230	8	8	0	0	0	0	0	0	0	0	0	0	0	0	8	8
231	-1	-1	-2	-4	0	0	-5	-20	-16	-117	-1	-12	-1	-100	-26	-254
232	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
234	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
251	8	8	0	0	0	0	0	0	0	0	0	0	0	0	8	8
252	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
254	-1	-1	4	8	0	0	0	0	0	0	0	0	0	0	3	7
255	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
256	52	52	-1	-2	0	0	0	0	0	0	0	0	0	0	51	50
257	14	14	1	2	0	0	0	0	0	0	0	0	0	0	15	16
259	32	32	0	0	0	0	0	0	0	0	0	0	0	0	32	32
260	9	9	0	0	0	0	0	0	0	0	0	0	0	0	9	9
261	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
262	29	29	0	0	0	0	0	0	0	0	0	0	0	0	29	29
263	4	4	4	8	0	0	0	0	0	0	0	0	0	0	8	12
264	19	19	0	0	0	0	0	0	0	0	0	0	0	0	19	19
301	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
302	0	0	0	0	0	0	2	8	0	0	0	0	1	24	3	32
303	7	7	4	8	1	3	0	0	0	0	0	0	0	0	12	18
304	12	12	0	0	0	0	0	0	0	0	6	96	0	0	18	108
305	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
307	9	9	0	0	0	0	0	0	0	0	0	0	0	0	9	9
308	7	7	0	0	0	0	0	0	-1	-7	0	0	0	0	6	0
311	1	1	0	0	0	0	0	0	0	0	1	12	0	0	2	13
312	6	6	0	0	0	0	0	0	0	0	0	0	0	0	6	6
314	10	10	0	0	0	0	0	0	0	0	0	0	0	0	10	10
328	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
330	0	0	0	0	0	0	0	0	1	6	0	0	0	0	1	6
351	0	0	0	0	0	0	0	0	1	6	0	0	0	0	1	6
352	1	1	1	2	1	3	1	4	3	24	1	12	1	24	9	70
353	1	1	-1	-2	0	0	0	0	0	0	0	0	0	0	0	-1

APPENDIX TABLE A Part 2

Net Change of Housing Units by Census Tract and Structure Type
San Francisco, 1975

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10-19		20 or more		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
354	4	4	0	0	0	0	0	0	0	0	0	0	0	0	4	4
401	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
426	-1	-1	0	0	1	3	0	0	0	0	0	0	0	0	0	2
427	-4	-4	-1	-2	1	3	0	0	2	16	0	0	0	0	-2	13
428	0	0	0	0	1	3	0	0	0	0	1	11	0	0	2	14
477	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
478	-1	-1	1	2	0	0	0	0	0	0	0	0	0	0	0	1
479	1	1	0	0	0	0	1	4	1	6	0	0	0	0	3	11
604	0	0	16	32	0	0	0	0	0	0	1	16	2	744	19	792
609	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
City Total	235	235	38	76	5	15	2	8	3	18	20	263	23	1441	326	2056

APPENDIX TABLE B

Housing Units Certified Complete by Census Tract and Structure Type
San Francisco, 1975

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10-19		20 or more		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
102	0	0	0	0	0	0	1	4	2	12	1	14	2	57	6	87
104	0	0	0	0	0	0	0	0	1	7	0	0	0	0	1	7
106	0	0	0	0	0	0	0	0	1	9	0	0	0	0	1	9
108	0	0	0	0	0	0	0	0	0	0	1	11	0	0	1	11
111	0	0	0	0	0	0	0	0	0	0	0	0	1	32	1	32
129	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
131	0	0	0	0	0	0	0	0	0	0	0	0	1	80	1	80
132	0	0	1	2	0	0	0	0	0	0	0	0	2	66	3	68
134	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
152	0	0	0	0	0	0	0	0	0	0	1	12	0	0	1	12
153	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
154	0	0	0	0	1	3	0	0	1	5	0	0	0	0	2	8
155	0	0	0	0	0	0	2	8	2	14	5	59	2	175	11	256
156	0	0	0	0	0	0	1	4	2	16	0	0	0	0	3	20
157	0	0	0	0	0	0	1	4	1	6	0	0	1	20	3	30
163	0	0	0	0	0	0	1	4	2	16	2	22	1	46	6	88
170	0	0	2	4	0	0	1	4	0	0	0	0	0	0	3	8
171	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
204	2	2	2	4	0	0	0	0	1	7	1	15	0	0	6	28
206	0	0	0	0	0	0	0	0	0	0	0	0	1	21	1	21
210	0	0	0	0	0	0	0	0	1	6	1	10	0	0	2	16
212	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
213	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
214	0	0	0	0	0	0	2	8	0	0	0	0	0	0	2	8
216	0	0	3	6	1	3	0	0	1	8	2	24	0	0	7	41
217	8	8	3	6	1	3	0	0	0	0	0	0	9	252	21	269
218	2	2	1	2	3	9	1	4	0	0	0	0	0	0	7	17
227	0	0	1	2	1	3	0	0	0	0	0	0	0	0	2	5
230	8	8	0	0	0	0	0	0	0	0	0	0	0	0	8	8
251	8	8	0	0	0	0	0	0	0	0	0	0	0	0	8	8
252	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
254	0	0	4	8	0	0	0	0	0	0	0	0	0	0	4	8
255	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
256	54	54	0	0	0	0	0	0	0	0	0	0	0	0	54	54
257	14	14	1	2	0	0	0	0	0	0	0	0	0	0	15	16
259	32	32	0	0	0	0	0	0	0	0	0	0	0	0	32	32
260	9	9	0	0	0	0	0	0	0	0	0	0	0	0	9	9
261	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
262	29	29	0	0	0	0	0	0	0	0	0	0	0	0	29	29
263	5	5	4	8	0	0	0	0	0	0	0	0	0	0	9	13
264	19	19	0	0	0	0	0	0	0	0	0	0	0	0	19	19
301	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
302	0	0	0	0	0	0	2	8	0	0	0	0	1	24	3	32
303	9	9	4	8	1	3	0	0	0	0	0	0	0	0	14	20
304	12	12	0	0	0	0	0	0	0	0	6	96	0	0	18	108
305	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
307	9	9	0	0	0	0	0	0	0	0	0	0	0	0	[illegible]	9
308	7	7	0	0	0	0	0	0	0	0	0	0	0	0	7	[illegible]
311	2	2	0	0	0	0	0	0	0	0	1	12	0	0	3	14
312	6	6	0	0	0	0	0	0	0	0	0	0	0	0	6	[illegible]
314	12	12	0	0	0	0	0	0	0	0	0	0	0	0	12	12
326	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	[illegible]
328	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
330	0	0	0	0	0	0	0	0	1	6	0	0	0	0	1	6
351	1	1	0	0	0	0	0	0	1	6	0	0	0	0	2	[illegible]
352	2	2	2	4	1	3	1	4	3	24	1	12	1	24	11	[illegible]
353	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
354	4	4	0	0	0	0	0	0	0	0	0	0	0	0	4	4
401	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	[illegible]
426	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	[illegible]
427	0	0	0	0	1	3	1	4	2	16	0	0	0	0	4	[illegible]
428	0	0	0	0	1	3	0	0	0	0	1	11	0	0	[illegible]	14
478	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	[illegible]
479	1	1	0	0	0	0	1	4	1	6	0	0	0	0	[illegible]	[illegible]
604	0	0	16	32	0	0	0	0	0	0	1	16	2	[illegible]	[illegible]	[illegible]
609	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	[illegible]
City Total	264	264	55	110	14	42	15	60	23	164	24	314	24	1541	419	[illegible]

APPENDIX TABLE C

Housing Unit Demolition by Census Tract and structure type
San Francisco, 1975

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10-19		20 or more		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
104	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
108	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
109	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
112	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
113	0	0	0	0	2	6	0	0	0	0	0	0	0	0	2	6
128	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
152	0	0	1	2	0	0	1	4	1	7	0	0	0	0	3	13
157	2	2	1	2	0	0	0	0	0	0	0	0	0	0	3	4
158	1	1	2	4	2	6	1	4	0	0	0	0	0	0	6	15
161	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
162	1	1	1	2	0	0	0	0	0	0	3	39	0	0	5	42
163	0	0	0	0	1	3	1	4	0	0	0	0	0	0	2	7
166	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
168	0	0	1	2	0	0	1	4	0	0	0	0	0	0	2	6
177	0	0	0	0	1	3	1	4	0	0	0	0	0	0	2	7
178	0	0	1	2	0	0	1	4	2	15	0	0	0	0	4	21
179	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
180	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
214	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
217	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
231	1	1	2	4	0	0	5	20	16	117	1	12	1	100	26	254
232	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
234	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
254	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
256	2	2	1	2	0	0	0	0	0	0	0	0	0	0	3	4
263	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
303	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
308	0	0	0	0	0	0	0	0	1	7	0	0	0	0	1	7
311	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
314	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
326	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
351	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
352	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
353	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
426	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
427	4	4	1	2	0	0	1	4	0	0	0	0	0	0	6	10
477	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
478	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
City Total	29	29	17	34	9	27	13	52	20	146	4	51	1	100	93	439

C I T Y A N D C O U N T Y O F S A N F R A N C I S C O

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Data for this report was collected by Ms. Pat Watson, Planner I and by Ms. Eva Levine, CETA employee. The graphics were prepared by Ms. Jean Cody. Ms. Eda Kavin designed the cover executed by Clarence Lee. Peter Groat, Planner IV, wrote the report which Ms. Jocelyn Gordon typed.

Especial thanks are due to Frank Hendricks for having written programs which permitted the tabulation of data and preparation of the tables in production ready form on the Department's computing system.